☒City Council
☐Successor Agency
☐Housing Authority
☐Reclamation Authority
☐Joint Powers Authority

City of
IRWINDALE
AGENDA REPORT

COUNCIL AGENDA
ITEM NO. 3A
OCTOBER 11, 2017

Date: October 11, 2017

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager

Issue: General Plan Amendment (GPA) No. 02-2016; Zoning Ordinance Amendment (ZOA) No. 04-2016; Development Agreement (DA) No. 02-2016; Conditional Use Permit (CUP) No. 08-2016; Site Plan and Design Review Permit (SP&DR) No. 06-2016; and a Franchise & Facility Operations Agreement – Materials Recovery Facility and Transfer Station and Convenience Store/Fueling Station at 2200 Arrow Highway (APN 8535-001-911).

City Manager's Recommendation:

That the City Council take the following action:

1. Adopt Resolution No. 2017-72-2970 adopting GPA No. 02-2016; and
2. Introduce Ordinance No. 718 adopting ZOA No. 04-2016; and
3. Introduce Ordinance No. 719, approving DA No. 02-2016; and
4. Adopt Resolution No. 2017-75-2973 approving CUP No. 08-2016 subject to conditions; and
5. Adopt Resolution No. 2017-76-2974 approving SP&DR (DA) No. 06-2016 subject to conditions; and
6. Adopt Resolution No.2017-77-2975, approving the Franchise & Facility Operations Agreement

Alternative Actions:

2. Direct staff to prepare a resolution or resolutions of denial based on recommended findings of fact to be brought back at the next regularly scheduled City Council meeting for adoption; OR
3. Direct staff to work with the applicant to revise the project and continue the hearing to a date certain.

Background & Project Description:

Athens Services, the Applicant, is requesting the development of a ± 262,641 square foot Materials Recovery Facility/Transfer Station (MRF/TS) and ± 2,587 square foot Convenience store with an 8-pump fueling station at 2200 Arrow Highway (APN # 8535-001-911). The subject property was purchased by the former Irwindale Community Redevelopment Agency (ICRA) on July 9, 1990. At the time of purchase, the site was vacant and the ICRA sought to

facilitate development of the site for an after-market auto related use and other retail development. The after-market auto related use did not move forward.

In 2005, the Site was recognized, by virtue of its size and location relative to freeways and arterial roadways, as a suitable site for the development of the MRF/TS which would enable the City to meet its obligations with respect to waste disposal. Specifically, the State of California, through enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 40000 et seq. (the "Act"), had previously directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal.

On June 8, 2016, the Successor Agency of the ICRA approved a Disposition and Development Agreement (DDA) to allow the applicant, Athens Services, to purchase the site in order to develop and operate the MRF/TS and convenience store/fueling station. The development of the site pursuant to the DDA would provide the City and its residents with a state-of-the-art facility for solid waste disposal, recycling and source reduction. On June 8, 2016, the City Council also certified the Final Environmental Impact Report (FEIR) (Exhibit F) for the MRF/TS project.

The applicant is now proposing the actual development of the site with the MRF/TS, convenience store, and fueling station. Entitlements for the proposed project include: 1) a General Plan Amendment to change the land use designation from Commercial to Commercial/Industrial; 2) a Zoning Ordinance Amendment to revise the distance requirements for the sale of alcoholic beverages and also to allow a Materials Recovery Facility/Transfer Station as a permitted land use in the M-2 zone with approval of a Development Agreement; 3) a Development Agreement between the City and the Applicant, allowing the Applicant to construct and operate a Materials Recovery Facility and Transfer Station and convenience store/fueling station at 2200 Arrow Highway; 4) a Conditional Use Permit for the establishment of a fueling station and the sale of alcoholic beverages at the convenience store; 5) a Site Plan and Design Review (DA) for the construction of the project; and (6) a Franchise & Facility Operations Agreement.

On September 20, 2017, the Planning Commission conducted a public hearing for the proposed project, adopted the following resolutions: Resolution No. 736(17) for General Plan Amendment No. 02-2016; Resolution No. 737(17) for Zoning Ordinance Amendment No. 04-2016; Resolution No. 738(17) for Development Agreement No. 02-2016; Resolution No. 739(17) for Conditional Use Permit No. 08-2016; and Resolution No. 740(17) for Site Plan and Design Review Permit (DA) No. 06-2016 subject to conditions of approval, recommending City Council adoption and approval.

Surrounding Land Uses/General Plan/Zoning Designation

The current General Plan land use designation is Commercial. One of the requests is to change the General Plan land use designation from Commercial to Commercial/Industrial. The proposed use will be consistent with the Commercial/Industrial General Plan land use designation. The property is zoned M-2 (Heavy Manufacturing).

A Zoning Ordinance Amendment (ZOA) is proposed, in conjunction with a Development Agreement to allow the MRF/TS as a permitted use in the M-2 zone. The ZOA is also

proposed to revise the distance requirements for the sale of alcoholic beverages. The site is surrounded by the following uses and zoning as described in Table 1, "Surrounding Land Use".

Table 1. Surrounding Land Use

North	Santa Fe Dam	A1 (Agricultural)
South	City of Baldwin Park	Industrial: fronting Arrow Highway; Residential: approx.. 500' south of the Industrial Uses
East & Northeast	Santa Fe Dam & LADWP Power Lines	A1 (Agricultural)
West & Northwest	Industrial/Distribution Facility	M2 (Heavy Manufacturing)

ENVIRONMENTAL REVIEW

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, analyzed the project described in the DDA and prepared an Environmental Impact Report ("FEIR") State Clearinghouse (SCH# 2013051029). The FEIR was certified on June 8, 2016 and is posted on the City's website at http://ci.irwindale.ca.us/index.aspx?nid=177 and available at the Irwindale Public Library and Deputy City Clerk's Office.

When an EIR has been certified and the project is modified or otherwise changed after certification, additional CEQA review may be necessary. The key considerations in determining the need for and appropriate type of additional CEQA review are outlined in Section 21166 of the Public Resources Code (CEQA) and Section 15162 of the CEQA Guidelines, which specifically provide that a Subsequent or Supplemental EIR is not required unless one or more of the following occurs:

(a) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(c) New information, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- Significant effects previously examined will be substantially more severe than shows in the previous EIR;

- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, an addendum to a previously certified EIR is appropriate when changes or additions are necessary, but where none of the conditions call for the preparation of a subsequent EIR. Addendum No. 1 was prepared to assess the requested site plan adjustments and to provide substantial evidence supporting the City's decision not to prepare a Supplemental EIR.

Here, while revisions to the original site plan were made, the modifications are internal components of the MRF/TS, and would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review. The revisions benefit the operations of the project and are within the scope of the FEIR and no further environmental review is needed.

Addendum No. 1 to the FEIR was therefore prepared to address minor, internal site plan adjustments made in the final design of the MRF/TS to improve functionality, efficiency, and increase setbacks. Minor off-site improvements resulting from the internal site changes included a right-hand turn lane and installation of an intersection stop light. Addendum No. 1 to the FEIR (Exhibit G) addresses the potential for the revisions to result in changes in the impacts analyzed and reported in the certified FEIR. All changes are internal to the site and will not affect any of the project's off-site characteristics or impacts. Addendum No. 1 is posted on the City's website at http://ci.irwindale.ca.us/index.aspx?nid=177 and available at the Irwindale Public Library and Deputy City Clerk's Office. The CEQA Findings for Addendum No. 1 to the FEIR have been included as Exhibit H.

MRF/TS

The MRF/TS is a regional facility where residential, commercial, an/or industrial municipal solid waste and recyclable materials are delivered by commercial and non-commercial haulers, and sorted and processed in one central location prior to delivery at end use distributors. The MRF/TS consists of a fully enclosed building with the interior designed to provide separate areas to receive, process, and transfer mixed municipal solid waste (MSW), green waste, construction and demolition (C&D) materials, and waste hauled in by self-

haulers. MRF/TS operations would consist of sorting, consolidating, and compacting received materials, and then re-loading all material into transfer trucks for transport to additional processing and/or disposal facilities (end use distributors). Four (4) scale houses for weighing are located to the west, north, and south around the MRF/TS building. The building also houses operations and administrative offices, and a maintenance facility for the transfer trucks and heavy equipment servicing the facility. The maintenance area also contains maintenance bays and storage. Entry and exit from the fully enclosed MRF/TS facility would be at controlled access points to mitigate odors, dust and litter. Negative pressure will be maintained at the building entrance to minimize the amount of untreated air leaving the building. An odor neutralizer may be mixed with dust control water in the ceiling mounted misting systems for extra odor mitigation, as needed. The building will be equipped with exhaust fans to provide multiple air exchanges ever hour, as needed. The air leaving the building at the roof exhaust fans will be treated by an odor neutralizing misting system to mitigate any odors.

The proposed MRF/TS site is a vacant, triangular-shaped parcel of approximately 17.22 acres. The site is located in an existing industrial area, with various commercial/industrial and recreational land uses in surrounding areas. Existing land uses that currently surround the site include a mixture of commercial and industrial to the west, east, and south, recreation/open space use to the north, and residential to the south beyond the commercial/industrial districts in the City of Baldwin Park.

There is a total of 326 parking stalls for employee and visitor parking. Parking is provided adjacent to the building, along the north property line, and toward the south property line near the convenience store. Flex spaces and truck stalls are located at the south building elevation. The Los Angeles Department of Water and Power (LADWP) is allowing parking under their transmission line easement at the south area of the site and in the easement along the east side of the site along Arrow Highway.

A loadout tunnel is located adjacent to the MRF/TS on the south side of the building and is a critical component of the project. The tunnel has an efficient east-west configuration. A bridge over the tunnel has been added at the west side of the project to improve circulation by separating collection/commercial traffic from the transfer truck traffic. The recyclable loading dock is located to the south side of the project.
The overall circulation of the project remains consistent with the FEIR Site Plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard. Five (5) driveways serve the property, including Driveways 1, 2, 4, and 5 which are located on Arrow Highway. Driveway 2 has a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Driveway 3 remains in the same location on Live Oak Avenue for access to employee parking.

The MRF/TS facility will be designed to receive, process and transfer up to a maximum of 6,000 tons per day (tpd), based upon estimated averages of 3,000 tpd of municipal solid waste, 1,000 tpd of green waste, 1,000 tpd of construction & demolition materials, and 1,000 tpd of self-haul waste. Actual processing volume of each type of material per day could exceed these estimated averages and will depend on market factors and seasonal variations, but in no event will exceed 6,000 tpd in total. The overall volume of 6,000 tpd is based upon anticipated future market demand, which will be shaped in part by Athens' ability to

competitively serve new communities in the San Gabriel / Los Angeles region, and in part by the response to new integrated waste management mandates arising under several pieces of legislation in California. Hazardous wastes would be prohibited at the MRF/TS. Only non-hazardous solid waste and non-hazardous recyclables are accepted at the transfer station sites.

The MRF/TS is proposed to be open for waste receipt 24 hours per day, 7 days per week, with the majority of waste receipt typically occurring between the hours of 6:00 AM to 8:00 PM from Monday through Friday; 6:00 AM to 4:00 PM on Saturday, and from 8:00 AM to 4:00 PM on Sunday. The MRF/TS is proposed to be open 24 hours per day, 7 days per week to provide service operations and activities that require off-hour waste management services (Caltrans off-hour road maintenance, emergency-related clean ups, etc.), and to encourage waste hauling during non-peak traffic hours to reduce traffic congestion. While the MRF/TS project is proposed to operate 24/7, the facility will not be required to be operated 24/7, and actual operating hours will be dependent upon market conditions. A Franchise & Facility Operations Agreement will be prepared between the City and Athens Services to include operational details for the project. Table 2 describes the MRF/TS hours of operation and anticipated employee numbers and work shifts.

Table 2: MRF/TS Project Hours of Operation

Planned Activity	Days	Hours
Receipt of Material	Monday – Sunday	24/7
Transfer of Material Off-site (both solid waste and recovered materials)	Monday – Sunday	24/7
Processing of Materials (indoors)	Monday – Sunday	24/7
MRF/TS maintenance (indoors)	Monday – Sunday	24/7
Vehicle maintenance	Monday – Sunday	24/7

EMPLOYMENT

The MRF/TS anticipates to employ approximately 345 full-time employees. There would be three (3) full-time working shifts. Employee shifts are likely to be scheduled as follows:

- Shift 1) 6:00am – 2:30pm
- Shift 2) 2:30pm – 10:30pm
- Shift 3) 10:00pm – 6:30am

CONVENIENCE STORE/FUELING STATION

In addition to the MRF/TS, on-site improvements include a convenience store/fueling station open to the public. The convenience store/fueling station is a separate structure located in the south-eastern portion of the site adjacent to Arrow Highway. The anticipated hours of operation for the convenience store are 4:00 AM to 12:00 AM. An operator of the convenience store has not yet been determined, but the store is expected to operate in a typical fashion as other convenience/fueling station operations such as Arco AM/PM, 7-11, etc. The fueling station is available to the public and is planned for eight gas and diesel pumps on an island with an overhead canopy. Parking intended for the convenience store use is provided in front of and southwesterly to the store.

Total building specifics for the project are provided in the table below.

Project Building Specifications (MRF/TS & Convenience Store)

Project Building Elements	Specifications (Square Feet - SF)
Materials Recovery Facility/Transfer Station	104,732
Material Staging	25,000
Construction & Debris	41,500
Self-Haul - Construction & Debris	52,000
Office	12,780
Maintenance	17,180
Employee Area	9,249
Scale Houses	200
Convenience Store	2,587
Total	**265,228**
Parking Spaces Provided[1]	
MRF/TS Standard and ADA Parking Stalls	237
Convenience Store Standard and ADA Parking Stalls	26
Flexible & Transfer Truck Stalls	53
Total Parking Stalls	**326**

PROJECT ENTITLEMENTS

The proposed project requires the following entitlements/approvals:

- General Plan Amendment
- Zoning Ordinance Amendment
- Development Agreement
- Conditional Use Permit
- Site Plan & Design Review (DA) Permit
- Franchise & Facility Operations Agreement

The following describes each entitlement in more detail:

[1] Parking requirements are based upon the number of employees: 345 employees divided by 3 shifts equals 115 spaces required, plus Office and Convenience Store parking (32 spaces), for a total of 147 required parking stalls.

GENERAL PLAN AMENDMENT

Pursuant to California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

According to the General Plan, the subject property is designated as Commercial. The Applicant is requesting a General Plan Amendment (GPA) to change the respective land use designation to Commercial/Industrial. The GPA will resolve an inconsistency between the current M-2 (Heavy Manufacturing) zoning designation and current General Plan land use designation. The Community Development Element Policy 3 mandates that the type, location, and intensity of new development meet with the requirements specified by the particular land use category in the General Plan. With the proposed GPA, the project site will be designated Commercial/Industrial, which permits, among other uses, light industry, heavy industry, and commercial uses. The proposed MRF/TS and convenience store/fueling station falls within these land use categories. Therefore, the proposed use will be consistent with both the land use designation as well as with the existing M-2 (Heavy Manufacturing) zoning classification.

ZONING ORDINANCE AMENDMENT

Pursuant to the provisions of Chapter 17.84 (Amendments) of the Irwindale Municipal Code (IMC), "the classification of property 'or existing zoning designation' may be amended whenever the public interest and necessity so require."

A Zoning Ordinance Amendment (ZOA) is proposed to permit materials recovery facilities and transfer stations (MRF/TS) in the M-2 (Heavy Manufacturing) zone subject to the approval of a development agreement, to establish criteria for granting a franchise agreement for the operation of a MRF/TS, and to modify the distance requirements for alcoholic beverage establishments.

The proposed ZOA to include a MRF/TS as a permitted use in the M-2 (Heavy Manufacturing) zone, subject to a Development Agreement is consistent with other industrial type uses conditionally permitted in the M-2 zone, including a variety of manufacturing/processing businesses. Additionally, the M-2 zone conditionally allows recycling facilities and the ZOA modifies the definition of recycling facilities to include a MRF/TS that is operated by a city-franchised waste hauler. Finally, the proposed ZOA is consistent with the General Plan policies and goals. The project falls within the land use categories for heavy industry and light industrial uses. Heavy industry is characterized by intensive industrial operations and light industry is defined as industrial uses that are located inside buildings in a clean, well-maintained setting such as the MRF/TS project. The following code sections have been revised:

- Section 8.20.370 – Right to grant a franchise
- Section 17.56.025 – Uses requiring a development agreement
- Section 17.56.030 – Limitation on permitted uses
- Section 17.56.070 – Recycling facilities – Definitions
- Section 17.56.080– Recycling facilities-Criteria and standards
- Section 17.56.020 - Adding 43. Material Recovery Facilities/Transfer Stations

Exhibit B details the changes to the relevant sections of the Municipal Code related to the MRF/TS as follows:

"8.20.370 - Right to grant franchise.

A. In order to protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the city by the State of California, the city council may authorize one or more contractors to make arrangements with generators of solid waste for the collection, transportation, recycling and disposal of solid wastes within and throughout the city. To this end, the city council, subject to all applicable state laws, specifically retains the right to grant a limited, non-exclusive or exclusive franchise or franchises for the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070).

B No solid waste enterprise or other person shall undertake the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070) without first obtaining a franchise granted by the city council, in writing, naming the contractor. Any specific exceptions to the foregoing franchise requirement may be designated in the city's duly-adopted franchise contract.

C. The term of each franchise shall be set forth in the franchise agreement. A reasonable franchise fee shall be included within every franchise granted pursuant to this chapter. The amount and payment thereof shall be determined by the city council, and shall be set forth in the franchise agreement. A penalty for late payments may be imposed.

D. A grant of franchise pursuant to this Section shall be made in the discretion of the city council and consistent with Irwindale City Charter Section 608."

Section 17.56.025 is added to the Irwindale Municipal Code to read, in its entirety, as follows:

"17.56.025 – Uses requiring a development agreement.

The uses listed below shall be allowed in the M-2 zone with either (A) a conditional use permit, or (B) a development agreement that (i) meets the requirements of Government Code sections 65864-65869.5, and (ii) includes development standards that ensure the public's health, safety and welfare and that any development is consistent with the City's General Plan and any other applicable land use plan(s):

1. Material Recovery Facility/Transfer Station, if said facility is also approved in conjunction with a franchise agreement granting a limited, non-exclusive or exclusive franchise for operation of said Material Recovery Facility/Transfer Station.

2. (Reserved).

When a use is allowed by development agreement or conditional use permit in this Section, all ancillary uses can be approved by such development agreement or conditional use permit so long as appropriate and required findings can be made. Approval of a development agreement pursuant to this Section shall also qualify as an entitlement approval equivalent to that of approval of a conditional use permit, and shall be treated as a conditional use permit approval, for the purposes of any other provisions of this Title 17. Nothing in this section is intended to limit other uses that may be included in a development agreement as otherwise allowed in Sections 17.56.010 and 17.56.020 for the M-2 zone."

Section 17.56.030, at Subsection A, of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~), with all provisions of Subsections B and C remaining unmodified and in full effect

17.56.030 - Limitation on permitted uses.

Every use permitted in the M-2 zone shall be subject to the following limitations:

A. Unless a specific provision of this Chapter 17.56 authorizes lesser setback requirements, the following general requirements apply. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to residential and agricultural zones, there shall be maintained front and side yards of not less than fifty feet in depth along such thoroughfare. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to commercial and M zones, there shall be maintained front and side yards of not less than twenty feet in depth along such thoroughfare. A landscaping area, not less than twenty feet in width, shall be maintained along all street frontage of such lots. The following accessory uses shall be permitted in such front or side yard areas:

1. Landscaping;
2. Passenger vehicle parking (only if surfaced in such manner as to eliminate dust or mud);
3. Employees' recreational area without structures;
4. An ornamental, open type fence, not over eight feet in height, made of material such as woven wire, wood, welded wires, chain link, or wrought iron.
5. Utility or other easements.

. . . ."

Section 17.56.070 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"17.56.070 - Recycling facilities—Definitions.

For the purpose of carrying out the purpose of this code, the words, phrases and terms included in this title shall have the meaning ascribed to them in this chapter. The use of the terms "collection facilities" or "processing facilities" herein, whether large or small, shall not apply to ~~either (i) materials recovery facilities and transfer stations (MRF/TS), which are facilities operated by a city-franchised waste hauler for the recovery of recyclable materials from the municipal waste stream, including its city-approved related or incidental uses~~; (ii) auto dismantling/recycling facilities or junk/salvage/scrap yards; (iii) asphalt plants; (iiiv) concrete plants; (iv) concrete product manufacturing,(vi) rubberized materials/tire recycling and (vii) landfills.

A. Large Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from any person. Such a facility uses power driven processing equipment. Large collection facilities have storage areas that occupy more than five hundred square feet.

B. Large Processing Facilities. A facility used for the collection and processing of recyclable materials that occupies twenty-five thousand square feet or more of gross collection, processing and storage area.

C. Small Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public. Such a facility does not use power driven processing equipment. Small collection facilities have storage areas that occupy no more than five hundred square feet.

D. Small Processing Facilities. Same as large processing facility, but occupies twenty-four thousand nine hundred ninety-nine square feet or less of gross collection, processing and storage area.

E. Material Recovery Facilities/Transfer Stations (MRF/TS). Facilities operated by a city-franchised waste hauler for the recovery, processing and/or transfer of recyclable materials, refuse and solid waste from the municipal waste stream, including its city-approved related or incidental uses."

Section 17.56.080 of the Irwindale Municipal Code is amended to add a new subsection C to read as follows, with all provisions of Subsections A and B remaining unmodified and in full effect:

"17.56.080 - Recycling facilities—Criteria and standards.

. . . .

C. Material Recovery Facilities/Transfer Stations (MRF/TS).

1. Must be approved by development agreement and limited, non-exclusive or exclusive franchise agreement, pursuant to which additional standards beyond those required in this subsection C may apply.

2. Any storage containers or other equipment or materials must be stored in a manner so as to be adequately screened from the public right of way.

3. Any storage container must be located a minimum of ten feet from any property line.

4. Containers must be constructed and maintained with durable waterproof and rustproof materials, adequately painted and maintained in good condition.

5. Sufficient parking for operator's commercial and employee vehicles, as well as visitor parking, in the amount required per Section 17.64 shall be provided.

6. Must have all applicable permits from the California Department of Conservation and meet the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification and informational signs shall be subject to the sign standards applicable to the zone in which the facility is located. Onsite directional signs, bearing no advertising message, may be installed with the approval of the planning director, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way. Directional signs shall include the city's logo.

8. The City of Irwindale must receive the source credit for the collections and processing.

9. No hazardous materials, including but not limited to, automotive fluids shall be permitted on site. Any hazardous materials inadvertently introduced into the site shall be disposed of immediately per state law requirements.

10. The facility is subject to annual inspections by the city to verify compliance with approved conditions of approval and applicable law.

11. The facility must submit reports for yearly disposal and diversion amounts to be reviewed by the planning department and finance department. Diversion activities must be in accordance with all applicable federal, state and local requirements.

12. The facility is required to obtain a city business license.

13. Except for small quantities of CRV materials, if warranted as determined by the community development director and in accordance with state law requirements, the facility will be required to maintain a customer log; at which time the customer must show valid identification, such as a state issued driver's license, identification card and/or thumb print where applicable.

14. All portions of the lot, other than approved landscaping areas, shall be paved.

15. Adequate security measures shall be established, including but not limited to, cameras with recording capabilities, motion sensors and lighting.

16. Any request for expansion of an existing facility requires a modification of the previously approved development agreement or conditional use permit, unless such modification meets criteria for minor modifications per the development agreement or conditional use permit conditions.

17. Hours of operation shall be established in the development agreement or conditional use permit.

18. Minor repairs shall be permitted for fleet vehicles and machinery only. All repairs must be done within an enclosed building or shielded from the public right of way and be limited to oil changes, tire changes and the like.

19. Recycling activities must be in accordance with all applicable federal, state and local requirements.

20. Minimum landscaping requirements shall be per the approved site plan and shall not be subject to the minimum requirements otherwise applicable in the M-2 zone.

21. Must comply with all applicable environmental mitigation measures at all times, including odor and noise, and promptly and adequately address all complaints received from the general public and report same to the community development director within 48 hours.

22. To the extent a duly-approved development agreement or conditional use permit contains terms or conditions more specific than the ones contained in this Section or elsewhere in the Code, the more specific terms shall control."

Section 17.56.020 of the Irwindale Municipal Code is amended to add the following numbered item to the list of uses requiring a conditional use permit: "43. Material Recovery Facilities/Transfer Stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025". Other provisions of Section 17.56.020 shall remain unchanged.

The proposed ZOA also amends the distance requirements for alcoholic beverage establishments. The Code Section 17.58.040 currently requires a minimum 1000-foot distance between an establishment that sells alcohol from certain uses, including an educational institution, nursery school, day camp, day care center, public park, or playground. The distance is measured from the closest property line of each use. The proposed convenience store is applying for a Conditional Use Permit to sell beer and wine. The closest property line is located approximately 130 feet directly across from the Santa Fe Dam Recreation Area, a public park. However, there is no direct access from the convenience store to the Santa Fe Dam Recreation Area entrance. A 6-foot high metal fence and steep stone slope of the 90-foot high dam, as measured from Arrow Highway, provides a substantial physical barrier that prevents direct access from the convenience store to the park. Not only is there a physical barrier from the convenience store to the park, Arrow Highway, a 70-foot wide, multi-lane arterial roadway, separates the store from the park (with no access to park facilities at this location). Access from the convenience store to the entrance to the park is well over 1000 feet. The ZOA proposes to waive the minimum distance requirement if it is determined that a substantial physical obstruction or barrier exists that makes it practically

infeasible for an individual to travel the distance as measured by property lines if the actual distance travelled would be in excess of the minimum distance requirement.

Attachment "B" details the changes to the relevant sections of the Municipal Code related to the alcoholic beverage establishment distance requirement as follows:

> Subsection A of Section 17.58.040 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):
>
> "A conditional use permit shall not be issued to a proposed on-sale or off-sale alcoholic beverage establishment if the proposed establishment would be located within three hundred feet from another such establishment or any residential use, church or other place of worship, or hospital; or within one thousand feet from an educational institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from the closest property line of each use. Notwithstanding any provision in this chapter to the contrary, an "existing deemed approved alcoholic beverage establishment" which is seeking to obtain a conditional use permit shall not be required to comply with these distance requirements as part of the conditional use permit process. In addition, these distance requirements shall not apply to the location of any proposed on-sale or off-sale alcoholic beverage establishment within a bona fide restaurant or specialty food store as such terms are defined in Section 17.58.020.
>
> The minimum distance requirement provided in this section may be waived by the development services director or the decision-making body, if in his/her/its reasonable judgment, it is determined that a substantial physical obstruction or barrier exists, such that it is practically infeasible for an individual to travel the distance (including by foot, bicycle or vehicle) as measured by property lines and the actual distance travelled would in reasonable likelihood be in excess of the minimum distance requirement. The substantial physical obstruction or barrier may be natural or man-made, provided it existed before submission of the application for the conditional use permit or development agreement. Examples of types of physical obstructions or barriers that may support a waiver include but are not limited to, restricted access highways or freeways, rivers or creeks, stormwater channels, large embankments or soundwalls."

DEVELOPMENT AGREEMENT

A development agreement is a contract between the City and the developer. The agreement sets the standards and conditions that govern the development of the property. It provides certainty to the developer that the project will move forward over the course of development, but it also obligates the developer to provide benefits to the city, such as infrastructure improvements, or monetary payment into funds, such as "in lieu" fees, in exchange for that certainty. Development Agreement No. 02-2016 (Exhibit C, Attachment 1) outlines the obligations and benefits of the project and the criteria for development and operation of the MRF/TS, convenience store and fueling station.

Key provisions of the DA include the following:

1. *Scope of Development.* Developer will develop the MRF/TS site in conformance to the City's adopted ordinances, guidelines, and policies related to design.
2. *Host Fee.* The Host Fee to the City is $1.70 per ton of materials processed at the MRF/TS.
3. *Offsite Improvements.* Developer will construct all off-site improvements or fulfill this obligation via in-lieu and fair-share fees.
4. *Community Benefit.* Developer will construct a waste processing facility and transfer station enabling the City to meet its obligations with respect to waste disposal per the California Integrated Waste Management Act of 1989. The project will serve the materials and waste management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety. Also, the project will benefit the City by creating 345 new jobs in the community and revitalizing a blighted area.
5. *Indemnification.* Developer will indemnify the City for any damages, claims, or litigation arising out of or resulting from the City's approval of the DA.

For approval of a development agreement, a finding shall be made that the provisions of the proposed development agreement are consistent with the general plan and any applicable specific plan. With the proposed GPA, the project site will be designated Commercial/Industrial, which permits, among other uses, light industry, heavy industry, and commercial uses. The proposed MRF/TS and convenience store/fueling station falls within these land use categories. Therefore, the proposed use will be consistent with both the land use designation

CONDITIONAL USE PERMIT

In order to engage in the retail sale of alcoholic beverages, the Applicant must obtain a Conditional Use Permit (CUP) pursuant to Section 17.58.030 of the Irwindale Municipal Code (IMC). The CUP is for a Type 20, Off-Sale Beer and Wine permit for off-site consumption. Before any CUP is approved, the applicant must show, to the satisfaction of the Planning Commission or the City Council on appeal, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below.

1. That the site is adequate in size and shape for the proposed use.

   The site is adequate in size and shape for the proposed use for the following reasons: The site is 17.22 acres and zoned M-2 (Heavy Manufacturing). The proposed 2,587 square foot convenience store is less than .3% of the site. The proposed CUP is for a Type 20, Off-Sale Beer and Wine permit and alcohol sales will be a small part of the merchandise sold at the convenience store. No more than 500 square feet of floor area is permitted for the sale of beer and wine. The store will also sell non-alcoholic beverages, snacks, and sundries. The proposed use is a typical product sold at similar-type convenience stores. The convenience store is carefully designed and located on the site to adequately accommodate parking and on-and-off site circulation with access from multiple driveways along Arrow Highway. 26 parking stalls are provided for the convenience store use, located in front of the store and to the west of the store.

2. That the site had sufficient access to streets and highways adequate in width and pavement type to carry the quantity of traffic generated by the proposed use.

   The site is bordered by Arrow Highway on the North and Northeast and Live Oak Avenue on the South. Access to the I-605 Freeway is provided via Arrow Highway and Live Oak Avenue. The certified FEIR (SCH#2013051029) analyzed traffic volumes, trip distances, and overall circulation of the project, including the convenience store and fueling station. The site has sufficient access to streets and highways adequate to carry the quantity of traffic generated by the proposed use because Arrow Highway, a multi-lane street, is classified in the General Plan as a major arterial, sufficient to accommodate additional travel generated by the use.

3. That the proposed use will not have an adverse effect on adjacent property.

The proposed use, as conditioned, will not have an adverse effect upon adjacent properties because the Applicant will develop an existing vacant parcel with specific mitigation measures which will be enforced to reduce dust, noise and visibility from adjacent properties. The use will provide goods and services to surrounding businesses and commuters on Arrow Highway and Live Oak Avenue. The site has been designed to accommodate vehicle circulation and meet parking standards. The adjacent properties to the west and south are developed with industrial uses that create loud noise, including a distribution center with heavy trucking. Properties to the south, across Live Oak Avenue (a 4-lane road) have industrial uses including a machining company, an industrial business park, and a large tank facility for the Valley County Water District. The subject site is located at the back of the Santa Fe Dam Recreation Area and is separated by Arrow Highway, a multi-lane arterial roadway and the proposed use is located at such a distance so as not to have an adverse effect on the recreation area.

In addition to the Conditional Use Permit Findings for an alcoholic beverage use, IMC Section 17.58.060, requires that findings be made regarding whether the public convenience or necessity would be served by the proposed alcoholic beverage establishment. Staff has determined that the findings can be made based on the analysis below.

1. That the proposed use serves the public convenience or necessity, based upon the factors outlined in Section 17.58.060.

   This finding is supported by the following facts:

   a. The issuance of the conditional use permit would not duplicate services and therefore contribute to an over-concentration of alcoholic beverage establishments because the nearest off-sale use is over one mile from the subject site;

   b. Alcohol sales are related to the function of the proposed use in that it is common that similar-type convenience stores sell beer and wine, and it would place the business in an economic disadvantage with other similar convenience stores that sell beer and wine;

c. The proposed establishment will serve a niche in the market not filled by other alcoholic beverage establishment licenses in the area, in that the nearest off-sale use is over one mile from the subject site;

d. The proposed establishment will provide the convenience of purchasing alcoholic beverages in conjunction with other beverage and food sales as well as other merchandise;

e. The aesthetic character and ambiance of the proposed establishment will be consistent with the City's Commercial and Industrial Design Guidelines;

f. There are conditions of approval that prescribe the manner in which the proposed establishment is to be conducted, including the extent to which the establishment will provide an adequate and well trained staff.

g. The proposed establishment complements the established or proposed businesses in the surrounding area in that it will provide goods and services, including packaged food, alcoholic and non-alcoholic beverages, and sundries to the surrounding industrial and warehouse businesses and commuters;

h. According to the Irwindale Police Department, the proposed establishment, location and/or operator has no history of law enforcement problems;

i. According to the Irwindale Police Department, the crime rate in the reporting district and adjacent reporting districts is comparable to other areas in the city and adjacent cities;

j. According to the Irwindale Police Department, the number of alcohol-related police calls for service, crimes or arrests in the reporting district and in adjacent districts is comparable to other areas of the city and adjacent cities;

k. Conditions of approval have been included to ensure that the proposed establishment will maintain security, or surveillance, both inside and outside the premises and comply with all applicable laws.

2. That the proposed establishment will comply with the conditions of approval at Section 17.58.070; 17.58.080; and 17.58.090 of this chapter.

This finding is supported by the following facts:

The conditions of approval contained in Sections 17.58.070; 17.58.080; and 17.58.090 of the IMC have been incorporated into the conditions of approval for this proposal, including, but not limited to, convenience store staff training, adequate exterior lighting, graffiti removal, and requiring the applicant or operator to obtain all required licenses and permits.

SITE PLAN AND DESIGN REVIEW (DA) PERMIT

Pursuant to the provisions of Chapter 17.70 (Site Plan and Design Review) of the Irwindale Municipal Code (IMC), "No person shall construct any building or structure or make structural

and physical improvements, additions, extensions and/or exterior alterations, and no permit shall be issued for such construction until the site plan and design review has been submitted to, reviewed by, and approved in accordance with this chapter. The property may only be developed, used and maintained in accordance with the approved site plan and design review."

Development Standard	Minimum Requirement	Project Proposal
Front Yard Setback (from Arrow Hwy)	20'-0"	±155' – 30'
Side Yard Setback	0'-0"	±60'-0"
Rear Yard Setback	N/A	±60'-0"
Floor Area Ratio (F.A.R.)	1:1.0	.35:1.0
Building Height	N/A	50'-6" – 21'-0"
Landscaping	10%	15%
Parking	188	326

Landscaping
Approximately 110,057 square feet (15%) of the project site is proposed to be landscaped in compliance with the "City of Irwindale Commercial and Industrial Design Guidelines" and the Zoning Code requirements for parking area landscaping. The proposed landscape plan is comprised of a combination of parking lot shade trees, procession of palm trees along the Arrow Highway entrance to the site, shrubs, groundcover.

Building Height
There is no established maximum allowable height standard in the M-2 (Heavy Manufacturing) zone. The proposed buildings range in heights from 50'-6" for the MRF/TS building and 21' for the convenience store.

Access and Circulation
Ingress and egress to the site are provided via five driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

Parking
A total of 188 parking spaces are required and 326 spaces are provided for employees and visitors, with a surplus of 138 parking spaces. Parking is provided adjacent to the building, along the north property line, and toward the south property line near the convenience store. Flex spaces and truck stalls are located at the south building elevation. The Los Angeles Department of Water and Power (LADWP) is allowing parking under their transmission line easement at the south area of the site and in the easement along the east side of the site along

Arrow Highway. 247 parking spaces are provided for the MRF/TS; 26 parking spaces are provided for the convenience store/fueling station; 34 Flexible stalls are provided for either use and 19 parking spaces are provided as transfer truck stalls. In addition, the parking provides the required number, size and design for ADA parking stalls.

Signage

IMC Section 17.56.050 "Signs" provides the maximum allowable sign area for freestanding and wall signs. Based on the approximate square footage of the MRF/TS building, the allowable amount of wall signage would equate to ±7,500 square feet. The convenience store would be allowed 250 square feet of signage. Freestanding signs would be limited to 150 square feet regardless of building size. Like other recently approved, large-scale projects, staff incorporates a Condition of Approval that requires the applicant to prepare a comprehensive sign program. The sign program includes but is not be limited to sign type, square footage allowances, scale, placement, illumination, quantity, colors and materials.

Building Design/Design Guidelines

The proposed project is a thoughtfully designed, two-story MRF/TS building and single-story convenience store located on the triangular-shaped property. The proposed building incorporates desired design elements from the Commercial and Industrial Design Guidelines including, but not limited to, façade elements, articulated rooflines, parapets with deep cornices, building materials and colors. The layout, landscaping and design of the site also incorporate encouraged design principles. For example, the articulated arched fenestration/façade elements with translucent panels are provided to break up the building massing. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest. The raised decorative accent elements with metal crosspieces provide another design feature. Light warm tones are proposed on the building façade, with bronze translucent panels and dark trim color for the building accents.

The convenience store exhibits the same color palette and architectural design elements including the raised decorative accents with metal crosspieces and vertical and horizontal scoring to break up building massing. The store features an enhanced front façade with an arched eyebrow canopy over the entrance. A horizontal band course provides dimension and color change around the building. The renderings below show the design of the MRF/TS and the following Design Guidelines Matrix gives specific design principles from the Commercial and Industrial Design Guidelines, which principles are discouraged and how the project responds.

Project Renderings



Design Guidelines Matrix

Irwindale Materials Recovery and Transfer Station Project

9/7/2017

Site Design & Landscaping

Design Objectives and Siting	Encouraged	Discouraged	As Applied to Project
	Majority of frontage at public sidewalk	Parking in front	Due to the scale and massing of the Project, the building has been set back from the public street to provide a landscape buffer and transition zone from vehicle/pedestrian scale to the larger building scale.
	Historical structures and land forms incorporated	Building set back entirely from sidewalk with no mitigating landscaping or garden structure	No adjacent landforms or nearby historical structures to provide Project adjustments or contextual adherence
	Cluster buildings, incorporate plazas and walkways on larger sites	Large self contained building	Entrance, and Convenience Store) are all clustered off of the main entry at Arrow Highway. It is critical to provide separation of public and commercial areas for safety and efficiency of operations. Operations of the facility require large contiguous building areas sufficient to accomodate waste transfer and recovery. Project massing has been broken up into smaller masses and clusters around larger MRF/Transfer Building.

Parking/Access	Encouraged	Discouraged	As Applied to Project
	Reciprocal access	Curb cuts in arterial streets	All commercial and public traffic is provided via primary and secondary access points from Arrow Highway. Employee parking access provided off of Live Oak Avenue.
	Parking to rear if secure, to side as alternate	Front parking more than 60 feet deep	Parking and landscaping has been provided at perimeter of building to provide significant buffer at Live Oak Avenue and Arrow Highway. Parking is located as necessary to provide a sufficient setback to lessen the building's massing along street frontages.
	Vehicle and pedestrian connections between adjacent uses	Poorly designated pedestrian walkways	Pedestrian walkways have been provided between the parking areas and buildings as well as to Arrow Highway. As the surrounding areas are industrial, there are no adjacent uses that are suitable for pedestrian connections.
	Safe and well designated pedestrian path of travel		Controlled pedestrian access is provided at perimeter of facility to encourage safe travel of employees to and from parking areas to building. Designated crosswalks are provided at vehicle circulation areas.

Open Space	Encouraged	Discouraged	As Applied to Project
	Courtyards, visible from buildings or street	Termination of existing linkage	Administration Building is L-Shaped to provide a courtyard-public area visible from main entry at Arrow Highway.
	Public spaces for relaxation and rest		Exterior employee break area provided adjacent to Administration Building.
	Outdoor dining with permit		Not applicable.
	Shading of open spaces & parking lot	Unshaded parking lot and unshaded public open space areas	Significant shading is provided at parking and public areas.

Screening	Encouraged	Discouraged	As Applied to Project

	Parking lot screening at street periphery		Decorative concrete block wall with landscaping and stepped configuraton is provided at entire perimeter of Project.
	Berming with landscaping preferred		Due to limited setback between public right-of-way and perimeter screen wall, landscape berming has not been provided.
	Solid walls with landscaping for trash and storage facilities		Decorative concrete block wall with landscaping is provided at trash enclosures.
	Proper slope planting techniques to provide screening		Not applicable to this Project.
	Sound attenuation walls, buffer zone and landscape screening at commercial /residential interface	Ground covers and flowering perennials alone	Significant setback of building from Live Oak Avenue and Arrow Highway is provided to allow for landscape and parking areas buffer. Decorative concrete block wall is provided at entire site perimeter for visual screen and sound attenuation.

Landscaping	Encouraged	Discouraged	As Applied to Project
	Minimum 10% of total gross site landscaped	Overused, generic plants, High water-use plants, High water-use plants, compatibility of plants	14% of gross site area is landscaped.
	Minimum 10% of parking area landscaped		Parking lot area landscaping exceeds 10%.
	Define the road edge, entrances & exits with landscaping		Landscaping is provided at all entry, roadways and driveway to define edge.
	Consistency & compatibility in style/design of paving & site amenities	Inconsistent design style of paving & site amenities	Decorative paving provided at primary Project vehicle entries at Arrow Highway and at exterior employee break area. Break area also has decorative screen wall and landscaping. Due to industrial use of facility, limited site amenities are provided.
	Lighting for safety and accent		Lighting provide at all exterior areas. Accent lighting provided at building perimeter and at public areas.
	Incorporation of local quarried stone		Not provided for this Project.

Planting	Encouraged	Discouraged	As Applied to Project
	Enhanced project entries		Enhancements provided at project entries including use of Washingtonia Palms and Crape Myrtles.
	Native plants		Native plants are integrated into the landscape design.
	Drought tolerant / low water usage plants	High water usage plants, irrigation overspray and waste	Onsite landscaping uses 31% less water than allowable. Right-of-way landscaping uses 30% less water than allowable.
	Appropriate groupings of plant materials	Large areas of sod that require intense maintenance	Variety of planting materials are used with very limited use of turf.
	Vine pockets on walls & buildings		To protect building and screen walls, no vine pockets have been provided. Five varieties of landscape shrubs have been provided at screen walls and building walls.
	Theme trees, Mexican Fan Palm preferred		Washintonia Palms and Crape Myrtles have been used extensively at Project entry and highlight areas.

Building Design & Signs

Design Principles	Encouraged	Discouraged	As Applied to Project
	Balance, rhythm, symmetry		The operational aspect of this building required a large interior clear area, thus providing a challenge for varied building massing and forms. A varied series of panel types within the design allow for building access (doors), ventilation (louvers), ambient light (polycarbonate panels) and vision (glass). The panel types are arranged in like-panel runs that are symmetrically bookended with arched panels. The same rhythm of arched panels is used at the Administration area with enhanced recesses and detail.

	Layering / detail / depth	Applied ornament as substitute for integrity and interest of massing	The entire building is supported by a base layer, above the base layer are field panels that are capped with a large projecting cornice. Additional architectural detailing and fenestration is provided at corners with enhanced detailing at public interface locations. Panels and building forms are also stepped to provide additional depth and layering to the building massing.
	Vertical / horizontal balance		The run of horizontal panels have been broken up with varying vertical heights at mid-span of long runs as well as between the two large building masses and the attached Administration Area.
	Enhanced street corners		Large areas of polycarbonate panels at the MRF/Transfer Building and vision glass at the Administration Building have been located at all corner areas. Enhanced eyebrow reliefs have been placed above the arched openings at these locations as well as architectural detailing in the panel field above the arch.
	Pedestrian vitality		The majority of the building is placed a large distance from pedestrian access to allow for safety of the pedestrian and better operational vehicle circulation. Pedestrian accessible building areas are articulated with deep arched recesses with glazing, additional landscaping, colored horizontal metal ACM soffits and enhanced paving.
Style	**Encouraged**	**Discouraged**	**As Applied to Project**
	Authentic period styles compatible with City context	Mimicry of mission bells, etc.	The exterior can best be described as a modern adaptation of the Mission style, which is representative of the City's history. For instance, the Project incorpraotes significant horizontal and vertial variation to add richness and variety to the building mass, the use of arches, and light primary colors. This is an appropriate hybrid given the use and scale of the Project.
	New buildings that draw upon the fundamental characteristics of existing buildings in Irwindale	Historic-look-alike building	the recently designed Alderson Business Park, including arches, mixtures of light colors, and building frenestration and articulated roof lines. These design characteristics are consistent with the Mission style prevalent within the City.
	Facades with depth of planes	Parabolic arches	The exterior wall planes have be stepped at the perimeter of the building creating a sawtooth floor plate.
	Develop contemporary interpretations of the traditional context	Stock building plans or typical corporate or franchise operation designs	The clean lines and forms of this Project are an adaption of mission style elements for a modern industrial application. The challenge is adjusting the scale and detail that is more typical of smaller developments. The key solution was to slightly oversize the architectural features and create repetitive patterns (IE: groups of doors or windows) that read a single larger element. These feature fit well within the larger scale of the Project.

Architectural Detailing

- Facade Elements	**Encouraged**	**Discouraged**	**As Applied to Project**
	Recessed heavy wooden doors		Not applicable for this Project.
	Deeply recessed windows with planter boxes		All exterior fenestrations at public areas are deeply recessed into arched openings.
	Arcades, columns for scale, balance & rhythm	Long, unbroken façade, Flush windows, Neon window perimeter strips	As noted above, series and groups of elements have been linked together to break up the longer runs of panels. All panel runs are also terminated on each end with arched translucent panels that glow from within during the nighttime.
	Base & cornice expression		The exterior has a defined based and cornice.
	Detailed balconies		Not applicable for this Project.

	Simple awning / canopy shapes		Small canopies and shades are the not appropriate scale for this Project. Large recessed opening with soffits are created at public entry areas.
	Custom ornamentation	Oversized, novelty, or generic ornament	Simple ornamentation is provided at and above all glazed panel areas. Ornamental lighting is also placed throughout all panel locations.
	Continue façade variations on all sides, including roof line	Permanent, non-retractable or exterior security grate/bars	Design features have been carried throughout the Project.

Architectural Detailing - Roofs & Parapets	Encouraged	Discouraged	As Applied to Project
	Varied rooflines- low pitch	Varying roof pitches, Unbroken ridge lines	Low pitched roof used.
	Flat roof behind detailed parapet	Visibly thin parapets, Prominent generic arch or gable	All parapets are topped with a deep cornice. Where parapets end are exposed the parapet is returned to express the building mass.
	Large eave overhang		No eaves on this Project.
	Rails expressing roof deck		Not applicable for this Project.

Architectural Detailing - Materials & Colors			
	Smooth or lightly troweled stucco	Unraced concrete, concrete block or cultured stone	Exterior wall are concrete tilt-up with smooth trowel finish. All walls will be sacked and patched as required.
	Metal, glass, wood, brick, stone, appropriate to context & style		Primary exterior elements are concrete walls, aluminum window frames, glazing, polycarbonate panels, steel doors and pre-manufactured cornices and detailing, all of which provide context and sytle differentiation for the Project.
	Light harmonious colors with accent color for trim	Excessive color saturation + brightness	Light warm tones have been used on the Project with an accent color at doors, trim, and soffits.
	Mission clay tile, Spanish tiles or clay shingle	Modular units (tiles, blocks, etc.) too large for building scale	Smaller building materials such as tile were not used on this Project given the scale.

Signs	Encouraged	Discouraged	As Applied to Project
	Monument, Wall, Projecting, Window & Awning Signs	Internally illuminated, can signs, flags, banners, moveable letter, off premises, electronic, roof-mounted & billboards	Signage not yet designed for this Project.
	Integrate with architecture		Signage not yet designed for this Project.
	Simple, legible, & durable		Signage not yet designed for this Project.
	High quality materials	Neon window strips	Signage not yet designed for this Project.

Before any Site Plan and Design Review is approved, the applicant must show, to the satisfaction of the Planning Commission and the City Council, the existence of the following findings of fact. Staff has determined that the findings can be made based on the analysis below:

ANALYSIS

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

   The subject site is zoned M-2 (Heavy Manufacturing) and has a current General Plan land use designation of Commercial. The applicant is requesting a General Plan Amendment (GPA) in conjunction with this SP&DR (DA) to change the land use designation to Commercial/Industrial and a Zoning Ordinance Amendment (ZOA), to allow a MRF/TS in the M-2 (Heavy Manufacturing) zone with a Development Agreement (DA). Upon approval of the GPA, ZOA and DA, the proposed project will be in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city. A Conditional Use Permit for the use is being considered as part of the entitlement request for the fueling station and off-sale of beer and wine. The building is designed to generally comply with the development standards for the M-2 zone; and is consistent with the goals and policies of the General Plan and Citywide Design Guidelines.

2. The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement

   On June 8, 2016, the Successor Agency of the ICRA approved a Disposition and Development Agreement (DDA) to allow the applicant, Athens Services, to purchase the site in order to develop and operate the MRF/TS and convenience store/fueling station. The proposed MRF/TS project is in conformance with the DDA.

3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

   a) Facilities and improvements,
   The MRF/TS C&D, Maintenance and Material Staging areas of the building are setback over ±60 feet from the east/northeast and south property lines (the closest property lines). The convenience store maintains a 30-foot setback from Arrow Highway. The buildings are located to provide adequate vehicular circulation on the site. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

   b) Pedestrian and vehicular ingress, egress, and internal circulation,
   Ingress and egress to the site is provided via five driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

   c) Setbacks,
   The project has been designed to comply with the required minimum setbacks for the M-2 zone.

   d) Height of buildings,
   There is no maximum building height restriction within the M-2 zone. Nonetheless, the MRF/TS structure has been designed to complement the massing and height of the existing industrial buildings in the City with a maximum height of 50'6". The convenience store has a maximum height of 21'.

   e) Signs,
   Signage is not proposed at this time. Future signage will be incorporated into a signage package that eschews garishness and embraces a refined, integrated overall design. A separate sign program will be prepared to address all on-site wall, freestanding, and directional signage.

f) Mechanical and utility service equipment,
Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) Landscaping,
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale.

h) Grading,
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) Lighting,
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create "dark pockets" that could support nefarious activities.

j) Parking,
IMC Subsection 17.64.030(M) "Recycling Facilities – Large Collection and Processing Facilities" requires space to be provided on-site for 10 vehicles to circulate and to deposit recyclable materials and 1 parking space for each employee on the largest shift and 1 space for each commercial vehicle associated with the use. The office area requires 1 space for each 350 square feet of office area. The convenience store requires 1 space for each 250 square feet of area. 188 parking spaces are required and 326 spaces are provided; for a surplus of 138 parking spaces.

k) Drainage,
A Water Quality Management Plan (WQMP) will address hydrology and drainage.

l) Intensity of land use.
The project is located on a 17.22-acre, triangular-shaped parcel. The building footprint covers 34% of the site, with the remaining majority of the site dedicated to landscaping, hardscape, and on-site parking and circulation. The MRF/TS building is located in the center of the parcel with the convenience store located at the northeast corner of the property with wide drive aisles, excess parking, and enhanced landscaping in the setback areas.

4. The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

The proposed development incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited to façade elements, roofs and parapets, materials and colors. The architectural style is an adaptation of mission style elements for a modern industrial application. The layout, landscaping and design of the site also incorporated encouraged design principles. For example, the articulated arched façade

elements with translucent panels are provided to break up the building massing, and enhanced eyebrow reliefs placed above the arched openings at all corner areas. The development includes arches, mixtures of earth tone colors, and building fenestration and articulated rooflines. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest, as well as featuring raised decorative accent elements with metal crosspieces. The building colors exhibit a light warm color tone with accent colors at the doors, trim, and soffits.

FRANCHISE & FACILITY OPERATIONS AGREEMENT

A Franchise & Facility Operations Agreement (Agreement) has been prepared for the MRF/TS, convenience store/fueling station project to establish the terms by which the City will grant a franchise to Athens for the exclusive operation of a MRF/TS within City limits. The franchise granted is exclusive to Athens, under the stipulation that Athens fulfills the obligations outlined in the Agreement. The Agreement will go into effect once the project is developed. Provisions for the Agreement include:

1. *Term*: The term of the Agreement is for an initial term of 30 years, with an automatic 10 year rolling extension.
2. *Construction & Commencement of Operations*: Outlines the site and building development and defines activities of the MRF/TS facility.
3. *Performance Standards*: Odor control equipment is required to be installed and maintained; no hazardous materials will be accepted to the facility; and facility management and employees shall receive specific training relating to their jobs to ensure compliance with all applicable regulations.
4. *Indemnification and Environmental Liability:* The Applicant will indemnify the City for any damages, claims, or litigation arising out of or resulting from the City's approval of the Agreement.

CORRESPONDENCE RECEIVED

Staff received a letter from the City of Baldwin Park, dated November 23, 2016, commenting on the proposed MRF/TS project and is included as Exhibit I. The City's response to the letter is attached as Exhibit J. Staff also received correspondence shortly before the Planning Commission meeting including a letter from a Baldwin Park resident, dated September 12, 2017 (Exhibit K); a letter from Remy Moose Manley, LLP, dated September 20, 2017 on behalf of WM (Exhibit L); and a letter from Brownstein Hyatt Farber Schreck, LLP, dated September 20, 2017 on behalf of the City of Baldwin Park (Exhibit M).

Conclusion

Based upon the project analysis, the findings of fact, and the applicant acceptance of the conditions of approval, it is Staff's opinion that the proposed Materials Recovery Facility and Transfer Station, convenience store/fueling station project merits approval subject to complying with said conditions of approval.

Fiscal Impact:

The Development Agreement provides financial details outlining host fees, off-site improvements, a most favored nation clause, and other applicant financial obligations. The project construction is a private development to be fully funded by the developer.

Review:

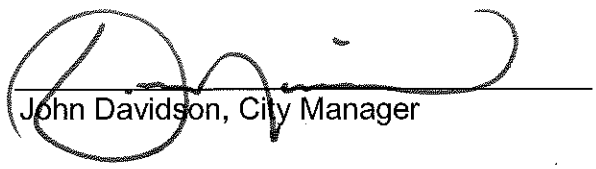
Fiscal Impact:  (Initial of CFO)

Legal Impact:  (Initial of Legal Counsel)

Prepared By/Contact: Marilyn Simpson, AICP, Principal Planner

Reviewed By/Contact: William Tam, Development Services Director/City Engineer

Phone: Marilyn Simpson: 626-430-2209
William Tam: 626-430-2212



John Davidson, City Manager

Attachment(s):

A – CC Resolution No. 2017-72-2970 for General Plan Amendment No. 02-2016
B – CC Ordinance No. 718 for Zoning Ordinance Amendment No. 04-2016
C – CC Ordinance No. 719 for Development Agreement No. 02-2016
D – CC Resolution No. 2017-75-2973 for Conditional Use Permit No. 08-2016
E – CC Resolution No. 2017-76-2974 for Site Plan and Design Review Permit (DA) No. 06-2016
F – CC Resolution No. 2017-77-2975 for a Franchise & Facility Operations Agreement
G – Certified FEIR (SCH#2013051029) (http://ci.irwindale.ca.us/index.aspx?nid=177)
H – Addendum No. 1 to Certified FEIR (SCH#2013051029)
I – CEQA Findings of Fact for Addendum No. 1 to FEIR (SCH#2013051029)
J – Correspondence from City of Baldwin Park, dated 11/23/16
K – Response to City of Baldwin Park Correspondence with bracketed comment references
L – Correspondence from Bette & Jim Lowes, dated 9/12/17
M – Correspondence from Remy Moose Manley, LLP, dated 9/20/17
N – Correspondence from Brownstein Hyatt Farber Schreck, LLP, dated 9/20/17
O – Proposed Plans and Design Guidelines Matrix

ATTACHMENT "A"

RESOLUTION NO. 2017-72-2970

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING GENERAL PLAN AMENDMENT NO. 02-2016 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO COMMERCIAL/INDUSTRIAL ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for a General Plan Amendment (Application) to allow for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station located at 2200 Arrow Highway – APN 8535-001-911, (This General Plan Amendment is being processed concurrently with Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016).

(ii.) The proposed 265,228 square foot building area will include a MRF/TS, convenience store and fueling station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing).

(iii.) The Irwindale City Council, in a prior action taken on June 8, 2016, certified Final Environmental Impact Report (FEIR) (SCH# 2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(iv.) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(v.) Pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA guidelines, the proposed amendment has been environmentally analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(vi.) On September 20, 2017, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion, approved Resolution No. 736(17) recommending that the City Council adopt General Plan Amendment No. 02-2016.

(vii) On October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Application at that same meeting subject to the approval of this Resolution.

(viii.) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Irwindale as follows:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

4. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, this City Council hereby specifically finds as follows:

a. The approval of the proposed General Plan Amendment for property located at 2200 Arrow Highway (APN 8535-001-911) will resolve the inconsistency between the M-2 (Heavy Manufacturing) Zoning designation and the Commercial General Plan land use designation. Therefore, the proposed general plan amendment is consistent with Section California Government Code Section 65358(a) (Amendments), "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

b. The site is adequate in size, shape, topography, location, and other factors to accommodate the use and development thereof in that the site located at 2200 Arrow Highway is approximately 17.22 acres.

c. Adequate street access and traffic capacity are or will be available to serve the proposed development and anticipated development in the surrounding area in that the site has direct access from Arrow Highway. Emergency access will also be provided from Live Oak Avenue.

d. Adequate utilities and public services are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area in that 2200 Arrow Highway has direct access to utilities and public services.

e. The use and development, as described herein, will be compatible with the existing and intended character of the area, in that the site is located in an area predominantly zoned with industrial uses and is surrounded by uses of similar and greater intensity. The Santa Fe Dam Recreation Area is located north of the site across Arrow Highway. However, the recreation area is separated from the site by the dam. Therefore, the proposed use is compatible with the surrounding uses.

f. The proposed use, as described herein, will not be materially detrimental to the public welfare or injurious to the adjacent properties in that the proposed uses of 2200 Arrow Highway will be industrial, consistent with neighboring uses.

5. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby adopts General Plan Amendment No. 02-2016 amending the General Plan Land Use Map from Commercial to Commercial/Industrial.

6. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 11th day of October 2017.

_____
Mark A. Breceda, Mayor

ATTEST:

_____
Laura M. Nieto, CMC
Chief Deputy City Clerk
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2017-72-2970 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 11th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, CMC
Chief Deputy City Clerk

ATTACHMENT "B"

ORDINANCE NO. 718

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING SECTION 8.20.370 OF THE IRWINDALE MUNICIPAL CODE REGARDING SOLID WASTE FRANCHISES, AMENDING CHAPTERS 17.56 AND 17.58 OF THE CITY OF IRWINDALE MUNICIPAL CODE REGARDING MATERIAL RECOVERY FACILITIES IN THE M-2 (HEAVY MANUFACTURING) ZONE AND ADDING SECTION 17.56.025 REGARDING DISTANCE REQUIREMENTS FOR ALCOHOL BEVERAGE ESTABLISHMENTS

WHEREAS, the City of Irwindale, 5050 Irwindale Avenue, Irwindale, CA 91706, the Applicant, has made a request for Zoning Ordinance Amendment No. 04-2016 (ZOA) to the Irwindale Municipal Code (IMC) regarding material recovery facilities and distance requirements for alcohol beverage establishment conditional use permits (CUPs), which will affect properties Citywide;

WHEREAS, the Irwindale City Council, in a prior action taken on June 8, 2016, certified Final Environmental Impact Report (FEIR) (SCH# 2013051029) which analyzed potential environmental impacts from the proposed Materials Recovery Facility and Transfer Station (MRF/TS) project; and

WHEREAS, Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the MRF/TS project; and

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA guidelines, the proposed amendment has been environmentally analyzed in the certified FEIR and Addendum No. 1; and

WHEREAS, the City, through this ordinance, wishes to amend the Municipal Code to allow a Material Recovery Facility as a permitted use in the M-2 Zone, and to modify the distance requirements for alcohol beverage establishments; and

WHEREAS, on September 20, 2017, the Planning Commission conducted a duly noticed public hearing, as required by law, and approved Resolution No. 737(17) recommending that the City Council approve the Zoning Ordinance Amendment; and

WHEREAS, on October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application, including this Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

SECTION 3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

SECTION 4. Section 8.20.370 of the Irwindale Municipal Code is removed and replaced to read, in its entirety, as follows:

"8.20.370 - Right to grant franchise.

A. In order to protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the city by the State of California, the city council may authorize one or more contractors to make arrangements with generators of solid waste for the collection, transportation, recycling and disposal of solid wastes within and throughout the city. To this end, the city council, subject to all applicable state laws, specifically retains the right to grant a limited, non-exclusive or exclusive franchise or franchises for the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070).

B. No solid waste enterprise or other person shall undertake the (i) collection of solid waste from any residential unit or commercial premises, and/or (ii) operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070) without first obtaining a franchise granted by the city council, in writing, naming the contractor. Any specific exceptions to the foregoing franchise requirement may be designated in the city's duly-adopted franchise contract.

C. The term of each franchise shall be set forth in the franchise agreement. A reasonable franchise fee shall be included within every franchise granted pursuant to this chapter. The amount and payment thereof shall be determined by the city council, and shall be set forth in the franchise agreement. A penalty for late payments may be imposed.

D. A grant of franchise pursuant to this Section shall be made in the discretion of the city council and consistent with Irwindale City Charter Section 608."

SECTION 5. Section 17.56.025 is added to the Irwindale Municipal Code to read, in its entirety, as follows:

"17.56.025 – Uses requiring a development agreement.

The uses listed below shall be allowed in the M-2 zone with either (A) a conditional use permit, or (B) a development agreement that (i) meets the requirements of Government Code sections 65864-65869.5, and (ii) includes development standards that ensure the public's health, safety and welfare and that any development is consistent with the City's General Plan and any other applicable land use plan(s):

1. Material Recovery Facility/Transfer Station, if said facility is also approved in conjunction with a franchise agreement granting a limited, non-exclusive or exclusive franchise for operation of said Material Recovery Facility/Transfer Station.
2. (Reserved).

When a use is allowed by development agreement or conditional use permit in this Section, all ancillary uses can be approved by such development agreement or conditional use permit so long as appropriate and required findings can be made. Approval of a development agreement pursuant to this Section shall also qualify as an entitlement approval equivalent to that of approval of a conditional use permit, and shall be treated as a conditional use permit approval, for the purposes of any other provisions of this Title 17. Nothing in this section is intended to limit other uses that may be included in a development agreement as otherwise allowed in Sections 17.56.010 and 17.56.020 for the M-2 zone."

SECTION 6. Section 17.56.030, at Subsection A, of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~), with all provisions of Subsections B and C remaining unmodified and in full effect

17.56.030 - Limitation on permitted uses.

Every use permitted in the M-2 zone shall be subject to the following limitations:

A. Unless a specific provision of this Chapter 17.56 authorizes lesser setback requirements, the following general requirements apply. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to residential and agricultural zones, there shall be maintained front and side

yards of not less than fifty feet in depth along such thoroughfare. When an M-2 lot fronts or sides upon a street, public or private, when adjacent to commercial and M zones, there shall be maintained front and side yards of not less than twenty feet in depth along such thoroughfare. A landscaping area, not less than twenty feet in width, shall be maintained along all street frontage of such lots. The following accessory uses shall be permitted in such front or side yard areas:

1. Landscaping;
2. Passenger vehicle parking (only if surfaced in such manner as to eliminate dust or mud);
3. Employees' recreational area without structures;
4. An ornamental, open type fence, not over eight feet in height, made of material such as woven wire, wood, welded wires, chain link, or wrought iron.
5. Utility or other easements.

. . . ."

SECTION 7. Section 17.56.070 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"17.56.070 - Recycling facilities—Definitions.

For the purpose of carrying out the purpose of this code, the words, phrases and terms included in this title shall have the meaning ascribed to them in this chapter. The use of the terms "collection facilities" or "processing facilities" herein, whether large or small, shall not apply to ~~either (i) materials recovery facilities and transfer stations (MRF/TS), which are facilities operated by a city-franchised waste hauler for the recovery of recyclable materials from the municipal waste stream, including its city-approved related or incidental uses~~; (ii) auto dismantling/recycling facilities or junk/salvage/scrap yards; (iii) asphalt plants; (iii~~v~~) concrete plants; (iv) concrete product manufacturing,(vi) rubberized materials/tire recycling and (vii) landfills.

A. Large Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from any person. Such a facility uses power driven processing equipment. Large collection facilities have storage areas that occupy more than five hundred square feet.

B. Large Processing Facilities. A facility used for the collection and processing of recyclable materials that occupies twenty-five thousand square feet or more of gross collection, processing and storage area.

C. Small Collection Facilities. A center for the acceptance by donation, redemption or purchase of recyclable materials from the public. Such a

facility does not use power driven processing equipment. Small collection facilities have storage areas that occupy no more than five hundred square feet.

D. Small Processing Facilities. Same as large processing facility, but occupies twenty-four thousand nine hundred ninety-nine square feet or less of gross collection, processing and storage area.

E. Material Recovery Facilities/Transfer Stations (MRF/TS). Facilities operated by a city-franchised waste hauler for the recovery, processing and/or transfer of recyclable materials, refuse and solid waste from the municipal waste stream, including its city-approved related or incidental uses."

SECTION 8. Section 17.56.090 of the Irwindale Municipal Code is amended to add a new subsection C to read as follows, with all provisions of Subsections A and B remaining unmodified and in full effect:

"17.56.080 - Recycling facilities—Criteria and standards.

. . . .

C. Material Recovery Facilities/Transfer Stations (MRF/TS).

1. Must be approved by development agreement and limited, non-exclusive or exclusive franchise agreement, pursuant to which additional standards beyond those required in this subsection C may apply.

2. Any storage containers or other equipment or materials must be stored in a manner so as to be adequately screened from the public right of way.

3. Any storage container must be located a minimum of ten feet from any property line.

4. Containers must be constructed and maintained with durable waterproof and rustproof materials, adequately painted and maintained in good condition.

5. Sufficient parking for operator's commercial and employee vehicles, as well as visitor parking, in the amount required per Section 17.64 shall be provided.

6. Must have all applicable permits from the California Department of Conservation and meet the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

7. The facility shall be clearly marked with the name and telephone number of the facility operator and the hours of operation. Identification and informational signs shall be subject to the sign standards applicable to the zone in which the facility is located. Onsite directional signs, bearing no advertising message, may be installed with the approval of the planning director, if necessary, to facilitate traffic circulation or if the facility is not

visible from the public right-of-way. Directional signs shall include the city's logo.

8. The City of Irwindale must receive the source credit for the collections and processing.

9. No hazardous materials, including but not limited to, automotive fluids shall be permitted on site. Any hazardous materials inadvertently introduced into the site shall be disposed of immediately per state law requirements.

10. The facility is subject to annual inspections by the city to verify compliance with approved conditions of approval and applicable law.

11. The facility must submit reports for yearly disposal and diversion amounts to be reviewed by the planning department and finance department. Diversion activities must be in accordance with all applicable federal, state and local requirements.

12. The facility is required to obtain a city business license.

13. Except for small quantities of CRV materials, if warranted as determined by the community development director and in accordance with state law requirements, the facility will be required to maintain a customer log; at which time the customer must show valid identification, such as a state issued driver's license, identification card and/or thumb print where applicable.

14. All portions of the lot, other than approved landscaping areas, shall be paved.

15. Adequate security measures shall be established, including but not limited to, cameras with recording capabilities, motion sensors and lighting.

16. Any request for expansion of an existing facility requires a modification of the previously approved development agreement or conditional use permit, unless such modification meets criteria for minor modifications per the development agreement or conditional use permit conditions.

17. Hours of operation shall be established in the development agreement or conditional use permit.

18. Minor repairs shall be permitted for fleet vehicles and machinery only. All repairs must be done within an enclosed building or shielded from the public right of way and be limited to oil changes, tire changes and the like.

19. Recycling activities must be in accordance with all applicable federal, state and local requirements.

20. Minimum landscaping requirements shall be per the approved site plan and shall not be subject to the minimum requirements otherwise applicable in the M-2 zone.

21. Must comply with all applicable environmental mitigation measures at all times, including odor and noise, and promptly and adequately address all complaints received from the general public and report same to the community development director within 48 hours.

22. To the extent a duly-approved development agreement or conditional use permit contains terms or conditions more specific than the ones contained in this Section or elsewhere in the Code, the more specific terms shall control."

SECTION 9. Section 17.56.020 of the Irwindale Municipal Code is amended to add the following numbered item to the list of uses requiring a conditional use permit: "43. Material Recovery Facilities/Transfer Stations (MRF/TS), conditional use permit or development agreement, if said facility is also approved in conjunction with a franchise agreement and subject to all requirements of Section 17.56.025". Other provisions of Section 17.56.020 shall remain unchanged.

SECTION 10. Subsection A of Section 17.58.040 of the Irwindale Municipal Code is amended to read, in its entirety, as follows (new text, if any, is identified in underlined, deleted text, if any, is identified in ~~strike through~~):

"A conditional use permit shall not be issued to a proposed on-sale or off-sale alcoholic beverage establishment if the proposed establishment would be located within three hundred feet from another such establishment or any residential use, church or other place of worship, or hospital; or within one thousand feet from an educational institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from the closest property line of each use. Notwithstanding any provision in this chapter to the contrary, an "existing deemed approved alcoholic beverage establishment" which is seeking to obtain a conditional use permit shall not be required to comply with these distance requirements as part of the conditional use permit process. In addition, these distance requirements shall not apply to the location of any proposed on-sale or off-sale alcoholic beverage establishment within a bona fide restaurant or specialty food store as such terms are defined in Section 17.58.020.

The minimum distance requirement provided in this section may be waived by the development services director or the decision-making body, if in his/her/its reasonable judgment, it is determined that a substantial physical obstruction or barrier exists, such that it is practically infeasible for an individual to travel the distance (including by foot, bicycle or vehicle) as measured by property lines and the actual distance travelled would in reasonable likelihood be in excess of the minimum distance requirement. The substantial physical obstruction or barrier may be natural or man-made, provided it existed before submission of the application for the conditional use permit or development agreement. Examples of types of physical

obstructions or barriers that may support a waiver include but are not limited to, restricted access highways or freeways, rivers or creeks, stormwater channels, large embankments or soundwalls."

SECTION 11. The City Council hereby finds that the proposed Zoning Ordinance Amendment has been environmentally analyzed under the certified FEIR (SCH#2013051029) and Addendum No. 1 to the FEIR.

5. The Chief Deputy City Clerk shall:

   a. Certify to the adoption of this Ordinance; and

   b. Forthwith transmit a certified copy of this Ordinance, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 25th day of October 2017.

Mark A. Breceda, Mayor

ATTEST:

Laura M. Nieto, CMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 718 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 25th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, CMC
Chief Deputy City Clerk

ATTACHMENT "C"

ORDINANCE NO. 719

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 02-2016 WITH ATHENS SERVICES TO ALLOW THE CONSTRUCTION AND OPERATION OF A MATERIALS RECOVERY FACILITY AND TRANSFER STATION, CONVENIENCE STORE AND FUELING STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request to enter into a Development Agreement (Application) with the City of Irwindale to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station on a property located at 2200 Arrow Highway – APN 8535-001-911. The proposed Development Agreement (DA No. 02-2016) is attached hereto as Attachment 1 and incorporated herein.

(ii) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet and there will be eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine. The Subject Property is zoned M-2 (Heavy Manufacturing).

(iii) On June 8, 2016, the City Council, at a public hearing, certified Final Environmental Impact Report (FEIR) (SCH#2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(iv) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(v) The City, as the Lead Agency, has analyzed the project and has determined that the proposed project has been adequately analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(vi) On September 20, 2017, the Planning Commission conducted a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved Resolution No. 738(17) recommending that the City Council approve Development Agreement No. 02-2016.

(vii) On October 11, 2017, the City Council conducted a duly noticed public hearing on the Application, including on the proposed Development Agreement.

(viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. ORDINANCE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY ORDAIN AS FOLLOWS:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Ordinance are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

4. The provisions of the proposed Development Agreement are consistent with the general plan, as amended by General Plan Amendment No. 02-2016. The project site land use designation will be Commercial/Industrial, which permits light industry, heavy industry, and commercial uses, consistent with the proposed MRF/TS and convenience store/fueling station project.

5. Based upon substantial evidence and conclusions presented to this City Council during the public hearing conducted with regard to this Application and set forth herein above, this City Council hereby approves Development Agreement No. 02-2016, attached hereto and by this reference incorporated herein. The Development Agreement is necessary to protect the public health, safety and general welfare and is reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

6. The Chief Deputy City Clerk shall:

   a. Certify to the adoption of this Ordinance; and

   b. Forthwith transmit a certified copy of this Ordinance, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 25th day of October 2017.

Mark A. Breceda, Mayor

ATTEST:

Laura M. Nieto, CMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Ordinance No. 719 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 25th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, CMC
Chief Deputy City Clerk

DEVELOPMENT AGREEMENT No. 02-2016

THIS DEVELOPMENT AGREEMENT (this "Agreement") is entered into on _____, 2017, by and between the CITY OF IRWINDALE ("City"), a municipal corporation, and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("ATHENS") (individually a "Party" and collectively, the "Parties").

R E C I T A L S:

A. Recitals and Capitalized Terms. The recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement. The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 1. Any capitalized terms not defined in Article 1 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

B. Legislation Authorizing Development Agreements. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California (the "Legislature") adopted the Development Agreement Statute, Section 65864 *et seq.*, of the Government Code, authorizing City to enter into an agreement with any person having a legal or equitable interest in real property providing for the development of such property and establishing certain development rights therein.

C. Integrated Waste Management Act. The Legislature, by enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000 *et seq.* (the "Act"), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region has closed as of October 31, 2013, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety.

D. GHG Reduction. The Legislature, by enactment of the Global Warming Solutions Act of 2006 ("AB 32"), has declared that the reduction of greenhouse gas emissions ("GHGs") that cause climate change is among the state's top priorities. Local governments will play a vital role in the implementation of AB 32 by identifying opportunities and best practices to increase waste reduction and recycling, thereby reducing carbon emissions. ATHENS' operation of a mixed waste recycling system will contribute to GHG emissions reductions by reducing fuel consumption and vehicle miles traveled in performing waste collection and diversion activities for the City and by recovering and recycling commodities in the waste stream.

E. The MRF/TS Project. On January 6, 2005, the City issued a Request for Expressions of Interest and Statements of Qualifications ("REI/SOQ") from interested and qualified parties to plan, permit, build, operate and maintain a state-of-the-art regional municipal solid waste transfer station and recovery facility at a location in the City to manage and process solid waste generated within and outside of the City, and received multiple responses thereto. On March 3, 2005, ATHENS submitted a proposal in response to the City's REI/SOQ that met or exceeded all requirements of the REI/SOQ by proposing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") accompanied by a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). On June 25, 2008, in order to reduce blight and promote industrial development in the Redevelopment Area and fulfill the City's obligation under the Act, City and ATHENS, along with the former Irwindale Community Redevelopment Agency ("Former RDA"), entered into that certain Memorandum of Understanding regarding the Project (as amended, the "MOU"), including its development and operation of the proposed MRF/TS. The Parties intend that the MRF/TS will provide for the long-term management and recycling of municipal solid waste generated in the City. The MRF/TS will serve as a point to accept, process, recover, and transfer mixed municipal waste ("MMW") and residue following diversion activities to an appropriate permitted end-point disposal facility. The Facility Scope & Components are further described in Exhibit "A" hereto.

F. DDA with Agency. The Project is proposed to be developed on a parcel owned by the Successor Agency to the Irwindale Community Redevelopment Agency ("Agency"), which parcel is legally described and depicted in Exhibit "B" hereto (the "Site"). The Agency was formed pursuant to Health & Safety Code § 34167.5, which made the Agency the successor-in-interest to all assets and obligations of the Former RDA. On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, provided further detailed procedures governing the disposition of Former RDA assets such as the Site. It is anticipated that ATHENS will enter into a separate Disposition and Development Agreement (the "DDA") that will establish the terms by which the Agency's interest in the Site will be conveyed to ATHENS.

G. ATHENS as Qualified Operator. ATHENS is a family owned and operated company that has been providing refuse removal and recycling services in Southern California (the largest in Los Angeles County) for more than 50 years. ATHENS currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area. Since 1957 ATHENS has been a leader in the waste industry providing state-of-the-art services including automated waste and recycling collection, green waste recycling, food waste/organics collection and composting, commercial bin and compactor services, construction and demolition services, special waste transportation, transfer and material recovery, storage box rentals, and street/parking lot sweeping in many areas of Southern California. As owners and operators of an existing MRF and a composting facility, ATHENS offers the highest diversion waste and recycling programs for residential, commercial and municipal locations.

H. Public Benefits of Project. The grant of development rights hereunder is made in consideration for ATHENS' good faith efforts to complete the development of a MRF/TS to accept, process, recover, and transfer MMW and residue following diversion activities to an appropriate permitted disposal facility. The Project will benefit the City by creating new jobs in the community, diversifying and expanding the City's revenue base, revitalizing a blighted area and the general economy of the City, improving the City's compliance with State-mandated waste reduction requirements, and promoting recycling and refuse rate stability for residents and businesses within the community. The Project will also benefit the public by serving the MMW management needs of other jurisdictions in the region, reducing municipal costs, and protecting public health and safety.

I. Intent of the Parties. The Parties have determined that the Project is a development for which a development agreement is appropriate. The Parties desire to define the parameters within which the obligations of ATHENS for infrastructure and public improvements and facilities will be met, and to provide for the orderly development of the Project, assist in attaining the most effective utilization of resources within the City, and otherwise achieve the goals of the Development Agreement Statute. In consideration of these benefits to City and the public benefits of the development of the Project, ATHENS will receive assurances that the City shall grant all permits and approvals required for total development of the Project in accordance with this Agreement.

J. Public Hearings: Findings. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.* ("CEQA")), appropriate studies, analyses, reports or documents were prepared and considered by the City Council and Agency Board for the Project in conjunction with their joint consideration of the DDA. After a public hearing, the City Council and Agency Board, after making appropriate findings, certified a Final Environmental Impact Report for the Project by Resolution No. CC 2016-16-2830 and SA 2016-17-2831 adopted on June 8, 2016 in compliance with CEQA. Also on September 20, 2017, after providing public notice as required by law, the Planning Commission held a public hearing and recommended approval to the City Council and thereafter, on October 11, 2017, after providing public notice as required by law, the City Council held a public hearing to consider ATHENS' application for this Agreement. The Planning Commission and the City Council found on the basis of substantial evidence that this Agreement is consistent with all applicable plans, including the General Plan, and other rules, regulations and official policies of City.

K. Public Improvements. Public improvements determined through the CEQA review process described above and required by this Project include both internal Site improvements benefiting only the Project and area-wide improvements benefiting other property as well. More specifically, these improvements include the construction of or contribution to: drainage and flood control facilities; street improvements; and improvements associated with streets including sidewalks, street lights, utilities, and parkways. A list of the off-site improvements is attached hereto as Exhibit "D" (the "Off-Site Improvements"). ATHENS shall construct all Off-Site Improvements at its sole cost and expense, excepting that ATHENS shall not construct, but rather pay an in-lieu and Fair-Share fee for, the City's implementation of those Off-Site Improvements listed in Exhibit "D," which Exhibit includes the Estimated Schedule of In-Lieu and Fair-Share Fees to be paid by ATHENS for the Off-Site Improvements identified therein.

L. Other Agreements. The Parties understand that this Agreement is for the development and operation of the Project. The Parties also acknowledge that the following necessary documents have been, or will be, negotiated in order to fulfill the obligations and goals under the MOU to develop and operate the Project: (i) the DDA between the Agency and ATHENS for conveyance of the Site to ATHENS for the development of the Project; (ii) a "Reimbursement Agreement" between City and ATHENS, dated October 22, 2008, as amended, under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs; (iii) a Franchise Agreement – Operations of MRF/TS, governing the use and operation of the MRF/TS ("Franchise Agreement – Operations"), (iv) a Franchise Agreement – Trash Collection and Street Sweeping, dated April 13, 2011 and governing the exclusive right and obligation of Athens to collect solid waste and sweep streets in the City ("Franchise Agreement – Trash Collection and Street Sweeping"), (v) a recorded instrument of Covenants, Conditions and Restrictions on the use of the Site as a MRF/TS (the "CC&Rs"), (vi) an "LADWP Easement Agreement" governing Athens' rights over that certain easement over the Site owned by the Los Angeles Department of Water and Power, (vii) an "SCE Easement Agreement" governing Athens' rights over that certain easement over the Site owned by Southern California Edison, and (viii) a Solid Waste Facilities Permit to be issued by the California Integrated Waste Management Board or its successor ("SWFP"). The foregoing agreements and instruments, together with all City ordinances approving the foregoing agreements and instruments, are collectively referred to as the "Agreements" or "Other Agreements" in contrast to this Agreement. The Parties hereto acknowledge that this Agreement and the Other Agreements bear overlapping impact upon the Site and ATHENS' operations, and thus the effectiveness of this Agreement is conditioned on approval and execution by the City and ATHENS of each of the Other Agreements. Notwithstanding the foregoing, to the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

M. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

ARTICLE 1.0 DEFINITIONS.

The following words and phrases are used as defined terms throughout this Agreement. Each defined term shall have the meaning set forth below. Where a phrase or term of art is not defined in this Agreement but is defined in one of the Other Agreements, the phrase or term shall bear the meaning defined in the Other Agreements.

1.1 Agency. "Agency" means the Successor Agency to the Irwindale Community Redevelopment Agency, a California public body, corporate and politic.

1.2 Agreement. "Agreement" means this Development Agreement between the City and ATHENS for the development of the Project.

1.3 Agreements/Other Agreements. "Agreements" means this Agreement and all those other contractual instruments and City ordinances identified in the preceding Recital L of this Agreement. "Other Agreements" include the DDA, MOU, Reimbursement Agreement, the Franchise Agreement – Operations, the Franchise Agreement – Trash Collection and Street Sweeping, and the CC&Rs. To the extent the terms of this Agreement conflict with Other Agreements that have previously been executed by the Parties, namely the Reimbursement Agreement and the MOU, the terms of this Agreement shall govern.

1.4 Applicable Law. "Applicable Law" means all statutes, rules, regulations, guidelines, actions, determinations, permits, orders, or requirements of the federal, State, County, City and local and regional government authorities and agencies having applicable jurisdiction, that apply to or govern the Facility, the Site or the performance of the Parties' respective obligations hereunder, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, zoning, non-discrimination, prevailing wages if applicable, and the Los Angeles County Integrated Waste Management Plan. All references herein to Applicable Law include subsequent amendments or modifications thereof, unless otherwise specifically limited in this Agreement or one of the Other Agreements.

1.5 Applications. "Application(s)" means a complete application for the applicable land use approvals meeting all current City ordinances, provided that any additional or alternate requirements in said ordinances enacted after the Effective Date which affect the Project application shall apply only to the extent permitted by this Agreement.

1.6 Assignment. All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.

1.7 ATHENS. "ATHENS" means ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation.

1.8 ATHENS' Costs. "ATHENS' Costs" means ATHENS' obligation to pay for all costs identified in this Agreement and the Reimbursement Agreement, including but not limited to: all Project Development and Off-Site Improvement construction costs (or in-lieu and Fair-Share fees therefor per Exhibit "E"), all costs of the environmental review, all costs for entitlements, all franchise fees due under the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping, all Host Fees required hereunder, all operational costs and all other costs identified herein as the responsibility of ATHENS.

1.9 Authorizing Ordinance. "Authorizing Ordinance" means Ordinance No. ____ approving this Agreement.

1.10 Best Management Practices ("BMP"). "Best Management Practices" or "BMP" means structural, nonstructural, and managerial techniques recognized to be the most effective and practical means to reduce environmental impacts arising from the Project, whether affecting

soils, air, water, noise, traffic, public infrastructure, public health/safety, or other impacts emanating from the Facility while still allowing the productive use of resources. BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, trash or debris, or drainage from raw material storage or similar matters.

1.11 Board. "Board" means the California Integrated Waste Management Board, as established pursuant to the Act (Public Resources Code Section 40000 *et seq.)* or such successor entity to which the duties of the California Integrated Waste Management Board are assigned, including without limitation the Department of Resources Recycling and Recovery ("DRRR").

1.12 CEQA. "CEQA" means the California Environmental Quality Act, Section 21000 *et seq.* of the California Public Resources Code and its implementing regulations and guidelines, including future amendments to or recodification thereof.

1.13 CEQA Completion Date. "CEQA Completion Date" means the later date of either: (i) 30 days after the Notice of Determination; or (ii) the date of the final settlement or resolution of any appeal, lawsuit or other action by a third party challenging the Development Approvals or the CEQA process.

1.14 City. "City" means the City of Irwindale, California, a chartered municipal corporation.

1.15 City Council. "City Council" means the governing body of the City of Irwindale.

1.16 Claims or Litigation. "Claims or Litigation" means any challenge by adjacent owners or any other third parties (i) to the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the Project, (ii) seeking damages against City or Agency as a consequence of the foregoing actions or for the taking or diminution in value of their property, (iii) seeking damages against the City or Agency for injuries, losses or damages due to ATHENS' use of or operations on the Site, or (iv) otherwise arising from the Project.

1.17 Commencement of Operations Date. "Commencement of Operations Date" means the date that operations commence within the MRF/TS which shall be the day ATHENS first receives fees for services provided at the Site. ATHENS will give City written notice of such date, and the Parties shall countersign the notice thus establishing the date.

1.18 Correction Plan. "Correction Plan" means a plan undertaken by ATHENS and subject to City approval, for the correction or remediation of violations of performance standards and/or nuisance conditions pursuant to Section 6.5 of this Agreement.

1.19 Default. "Default" means any material default, breach, or violation of a provision of this Agreement as defined in Article 10. "City Default" refers to a Default by City, while "ATHENS Default" refers to a Default by ATHENS.

1.20 City's Design Guidelines. "City's Design Guidelines" means applicable design guidelines stated in the City's Municipal Code, including but not limited to those guidelines articulated in the General Plan, or by City's Planning Commission or Planning Division.

1.21 CC&Rs. "CC&Rs" means that form of Declaration of Covenants, Conditions and Restrictions to be recorded against the Site as described in Section 9.6 of this Agreement.

1.22 Development. "Development" means the improvement of the Site for purposes of constructing the structures, improvements, and facilities comprising the Facility including, without limitation: grading; the construction of infrastructure and public facilities related to the Project, whether located within or outside the Site; the construction of structures and buildings of the Facility; and the installation of landscaping at or relating to the Site; but not including the maintenance, repair, reconstruction or redevelopment of any structures, improvements or facilities after the construction and completion thereof.

1.23 Development Agreement Statute. "Development Agreement Statute" means Sections 65864 through 65869.5 of the California Government Code as it exists on the Effective Date, as may be amended.

1.24 Development Approvals. "Development Approvals" means all site-specific (meaning specifically applicable to the Site only and not generally applicable to some or all other properties within the City) plans, maps, permits, and entitlements to use of every kind and nature, whether legislative, administrative or contractual in nature. Development Approvals include, but are not limited to, specific plans, land use contracts, site plans, tentative, vesting tentative and final subdivision maps, variances, zoning designations, planned unit developments, conditional use permits, grading, building, and other similar permits, the Site-specific provisions of general plans, environmental assessments, including environmental impact reports, and any amendments or modifications to those plans, maps, permits, assessments and entitlements. The term Development Approvals does not include rules, regulations, policies, and other enactments of general application within the City.

1.25 Development Plan. "Development Plan" means the Existing Development Approvals, Future Development Approvals, Existing Land Use Regulations, and Schedule of Performance.

1.26 Disposition and Development Agreement ("DDA"). "Disposition and Development Agreement" or "DDA" means the agreement between the Agency and ATHENS to be negotiated based on the MOU for the Agency's conveyance to ATHENS of the Site for development of the MRF/TF.

1.27 Effective Date. Generally, the term "Effective Date" means the date that is thirty (30) days following adoption of the Authorizing Ordinance approving this Agreement as stated on the first page hereof, during which 30-day period all parties shall fully execute this Agreement.

1.28 Existing Development Approvals. "Existing Development Approvals" means the Development Approvals which have been previously granted or are granted concurrent herewith, or will be granted pursuant hereto, and include all of the Agreements, and are included

in the description of the Project attached in the Scope of Development, at Exhibits "A" and "C". The term "Existing Development Approvals" shall specifically include all those permits and government approvals listed in Exhibit "F" notwithstanding the fact that such approvals have not been, or may not be, fully approved and in effect until after the Effective Date of this Agreement. Regardless of when the permits and approvals listed in Exhibit "F" actually take effect, the Parties acknowledge and agree that such permits and approvals shall be deemed pre-existing to this Agreement. Immediately upon taking effect, the permits and approvals listed in Exhibit "F" shall be deemed Existing Development Approvals for purposes of this Agreement.

1.29 Existing Land Use Regulations. "Existing Land Use Regulations" means those certain Land Use Regulations applicable to the Property and in effect on or before the Effective Date. The term "Existing Land Use Regulations" shall also include all Agreements identified in Recital K hereto. Regardless of when the Agreements actually take effect, the Parties acknowledge and agree that the Agreements shall be deemed concurrent to the Effective Date of this Agreement because they were specifically contemplated in the governing MOU between the Parties and/or have been conceptually agreed-upon by the Parties in the course of negotiating this Agreement. Immediately upon taking effect, the Agreements shall be deemed Existing Land Use Regulations for purposes of this Agreement.

1.30 Facility or MRF/TS. "Facility" and "MRF/TS" mean the material recovery facility/transfer station proposed to be constructed by ATHENS as described in the Scope of Development at Exhibit "A", including Site improvements, utility interconnections, the scale house, buy-back recycling center, improvements needed to participate in a household hazardous waste (HHW) program, construction and demolition debris area, green waste area, a building for transfer and materials recovery and processing areas, a visitors education center and convenience store, together with employee and administrative offices, parking areas, materials storage areas and ancillary support facilities, furnishings and equipment and any and all other physical structures on the Site and Off-Site Improvements. The proposed Project improvements constructed on the Site may be developed in a maximum of three (3) phases, as more particularly described on Exhibit "A".

1.31 Fair-Share. "Fair-Share" means that share of costs for implementing Off-Site Improvements that is proportionate to the size of the impact the Facility will have on such Off-Site Improvements.

1.32 Future Development Approvals. "Future Development Approvals" means those Development Approvals applicable to the Property approved by the City after the Effective Date that pertain to the construction and/or operation of the MRF/TS, including without limitation grading, building, and other similar such Development Approvals.

1.33 Future Land Use Regulations. "Future Land Use Regulations" means Land Use Regulations enacted after the Effective Date of this Agreement.

1.34 Host Fees. "Host Fees" mean payments by ATHENS to City for hosting a MRF/TS within the City limits.

1.35 Land Use Regulations. "Land Use Regulations" means those ordinances, laws, statutes, rules, regulations, initiatives, policies, requirements, guidelines, constraints, codes or other actions of City which affect, govern, or apply to the Site or the implementation of the Development Plan. Land Use Regulations include the ordinances and regulations adopted by the City which govern permitted uses of land, density and intensity of use and the design of buildings, as applicable to the Site, including but not limited to: the general plan, specific plans, zoning ordinances, development moratoria implementing growth management and phased development programs, ordinances establishing development exactions, subdivision and park codes, any other similar or related codes, building and improvement standards, mitigation measures required in order to lessen or compensate for the adverse impacts of a project on the environment and other public interests and concerns or similar matters. The term Land Use Regulations does not include, however: regulations relating to the conduct of business, professions, and occupations generally; taxes and assessments; regulations for the control and abatement of nuisances; building, health and safety codes; licenses, encroachments and other permits and the conveyances of rights and interests which provide for the use of or entry upon public property; any exercise of the power of eminent domain; the general regulation of municipal affairs or the exercise of the City's police power, or any power of City pursuant to its Charter except as specifically stated in the preceding sentence.

1.36 Local Enforcement Agency or LEA. "Local Enforcement Agency" or "LEA" means the entity designated by the City and certified by the Board to enforce federal and state laws and regulations for the safe and proper handling of solid waste at the Facility. Initially, the City has designated the County of Los Angeles as the LEA. The LEA performs routine and monthly investigations of the Facility, investigates complaints of illegal disposal of solid waste and administers a permitting and inspection program to ensure the Facility's regulatory compliance.

1.37 Mixed Municipal Waste ("MMW") or Refuse. "Mixed Municipal Waste ("MMW")" and "Refuse" mean all municipal solid waste including putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, street sweepings, recyclables and catch basin residue.

1.38 MOU. "MOU" means the June 25, 2008 Memorandum of Understanding between City, Agency, and ATHENS relating to agreements for a solid waste MRF/TS, as such MOU has been amended on April 13, 2011 and again on December 12, 2012.

1.39 Operating Agreements. "Operating Agreements" means, collectively, the Franchise Agreement – Operations and Franchise Agreement – Trash Collection and Street Sweeping agreements approved by the City to exclusively provide for the collection of mixed municipal waste and recycling from properties, and street sweeping services, within the City.

1.40 Operational Year. "Operational Year" means each 12 months following the Commencement of Operations Date and shall begin and end on the anniversary of the Commencement of Operations Date.

1.41 Planning Director. "Planning Director" means the Director of Planning or similar officer of City.

1.42 Project. "Project" means the process to issue permits to entitle the MRF/TS, Development of the MRF/TS, the operation of the MRF/TS and general carrying-out of the related Agreements.

1.43 Reimbursement Agreement. "Reimbursement Agreement" means that existing contract, dated October 22, 2008, as amended on April 13, 2011, June 22, 2011, December 12, 2012, September 23, 2015, and March 9, 2016, and as may be further amended from time to time, between City and ATHENS under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs.

1.44 Reservations of Authority. "Reservation of Authority" shall have the meaning set forth in Article 11 of this Agreement.

1.45 Schedule of Performance. "Schedule of Performance" means the timeline of performance of the Project and is set forth in Exhibit "G", as may be amended from time to time.

1.46 Scope of Development. "Scope of Development" means the components of, and the documents controlling, the Development of the Project and is set forth in Exhibits "A", "C", "F" and "G".

1.47 Site. "Site" means the real property previously owned by Agency where ATHENS proposes to construct the Project and operate the MRF/TS, comprised of an approximately 17.22-acre site at the intersection of Arrow Highway and Live Oak Avenue. The Site is legally described and depicted in Exhibit "B" hereto. The exact boundaries and area of the Site shall be determined by a survey prior to the conveyance of title to ATHENS pursuant to the terms of the DDA.

1.48 Term. "Term" means that period of time during which this Development Agreement shall be in effect and bind the Parties, as defined in Section 3.1.

ARTICLE 2.0 EXHIBITS.

The following are the Exhibits to this Agreement which are attached hereto and incorporated herein:

Exhibit A:	Facility Scope & Components
Exhibit B:	Map and Legal Description of the Site
Exhibit C:	Project Depiction
Exhibit D:	List of Off-Site Improvements
Exhibit E:	In-Lieu and Fair-Share Fee Schedule for Off-Site Improvements
Exhibit F:	Existing Development Approvals
Exhibit G:	Schedule of Performance
Exhibit H:	Schedule of Estimated City Fees
Exhibit I:	Host Fee Description & Calculation
Exhibit J:	Form of Assignment and Assumption Agreement

Exhibit K: Form of Certificate of Completion

ARTICLE 3.0 TERM.

3.1 Term. Unless earlier terminated as provided in this Agreement, this Agreement shall continue in full force and effect for a period of thirty (30) years, which shall run from commencement of the Facility's operations (the "Initial Term"), with provision for a ten (10) year rolling extension (each such 10-year period, an "Extension Term") unless there is an uncured Default at the expiration of the Initial Term or any Extension Term, in which event the term of this Agreement shall be extended to allow for ATHENS to avail itself of all opportunities for notice and cure and pre-termination hearing as set forth in Article 10 herein. If ATHENS cures such Default in accordance with the process set forth in Article 10, then the City shall continue to grant the rolling Extension Terms in accordance with this section. During any Extension Term, should the City seek to terminate this and the Other Agreements for a reason other than a material breach of the Agreements, the term of this Agreement would continue for an additional ten (10) years from and after the giving of the termination notice. Termination or expiration of this Agreement shall not restrict ATHENS from future use of the Site in accordance with the then-applicable zoning of the Site and the City's entitlement process.

3.2 Exclusivity. City shall grant Athens the exclusive right to operate a large-scale MRF/TS facility within City limits pursuant to the terms of Section 2.3 of the Franchise Agreement – Operations.

ARTICLE 4.0 DEVELOPMENT OF THE PROJECT.

4.1 Right to Develop. During the Term, ATHENS shall have a vested right to develop the Project to the full extent permitted by this Agreement. Except as provided within this Agreement, the Development Plan shall exclusively control the Development of the Project (including the uses of the Project, the Project scope, the density or intensity of use, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes and the design, improvement and construction standards and specifications applicable to the Project).

4.2 Scope of Development. The Project and its components are described in Exhibits "A", "C", "F", and "G", along with the Existing Development Approvals. ATHENS shall construct the Facility in accordance with the final plans and specifications approved by the City. ATHENS shall not make any material changes (i.e., a change of more than ±5% to any one feature of Facility or minor changes that cumulatively create a ±2% change in the Facility scope as a whole) to the final plans and specifications without the written consent of the City, such consent not to be unreasonably withheld, conditioned or delayed. Further, ATHENS shall not construct the Facility in a manner which would violate any Existing Development Approvals, permits or Applicable Laws, this Agreement or Other Agreements, or require ATHENS or the City to obtain any additional permits, orders, licenses or approvals not contemplated in this Agreement or to modify Existing Development Approvals. ATHENS shall maintain a copy of the Project's final plans and specifications on the Site during construction and shall update them regularly to indicate any changes subject to the terms of this Section. ATHENS shall also make such plans and specifications available to the City for inspection upon request. As soon as is

practicable after completion of Facility construction, ATHENS shall submit to the City as-built plans and specifications showing the Facility as actually constructed ("As-Built Specifications").

4.3 Project Components. The Project Scope and Components are described and depicted in Exhibits "A" and "C" hereto.

4.4 Project Function/Process. The Site Plan is included with the Scope of Development. All buildings will conform to the City's adopted ordinances, guidelines and policies related to design, and will incorporate the environmental control systems and performance standards described in Article 6.0 below, including all mitigation measures recommended through the CEQA review process. ATHENS proposes to size the MRF/TS to handle up to six thousand (6,000) tons per day that will have the following proposed multiple functions and processes:

(a) Transfer Station. Transfer station for refuse collection and transfer. The transfer station would include a below grade load out area to allow for the transfer vehicles to be top-loaded through load out ports at the tipping floor. A portion of the transfer station would also be dedicated for self-haul use.

(b) Material Recovery Facility. Material recovery facility for diversion of recyclable materials from commercial and residential customers via one or more sorting lines for MMW. The recyclables would be baled within the building and transferred to recyclable load-out vehicles at the exterior recyclable load out dock. Residue from the diversion process would be conveyed to the adjacent transfer station for load-out.

(c) Green Waste/Organics/Food Waste Area. A green waste area would accommodate collection and grinding of green waste. The green waste would be transferred to outgoing delivery vehicles.

(d) Construction Debris Area. A construction and demolition ("C&D") materials area would be utilized for collection, sorting and recyclable load-out of C&D Materials. The incoming C&D Material would be screened, sorted and diverted to containers. The containers would be transferred to outgoing recyclable load-out vehicles.

(e) Administrative Offices and Public Education. An office area would be dedicated for administrative support for the Facility. This area would also include an education area for use by local students in demonstrating the activities of the Facility.

(f) Employee Areas. An employee area/control area would include restrooms, a break area and offices. The upper level control area would be used to accommodate the operational control functions of the Facility. The employee area/control area would be linked to the office area via an upper level observation gallery.

(g) Maintenance Building. A maintenance building would include two service bays and an adjacent office/parts area.

(h) Fueling Area. Site improvements would include diesel and natural gas fueling operations with public access and sales, a truck wash area, truck scale and scale house, load-out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping. The facility will encourage the use of alternative fuel vehicles. If possible, a fueling facility will be provided on-site, and ATHENS will consolidate operations to foster the payment of utility and sales taxes to the City through the point of use and/or sale.

(i) Accessory Operations. Site improvements will include a truck wash area, truck scale and scale house, load out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping.

4.5 MRF/TS Construction. ATHENS anticipates that the majority of the MRF/TS will be steel framed to accommodate the large clear spans required for the operation. The steel frames would be clad on the exterior with a variety of materials consistent with City's Design Guidelines. The MRF/TS will incorporate design features as necessary to comply with the City's design guidelines. The entire MRF/TS will incorporate a buffer of screen walls, fencing and landscaping around the Site. The design of the Facility will utilize the elevations included in the Scope of Development (Exhibits "A" and "C") and in the Development Approvals.

4.6 Offsite Improvements. ATHENS shall construct all Off-Site Improvements listed in Exhibit "D" and as required by the Development Approvals, in accordance with the Schedule of Performance, excepting that ATHENS may fulfill its Off-Site Improvement obligations for those Improvements listed in Exhibit "D" via payment of the in-lieu and Fair-Share fees listed in Exhibit "E". With respect to ATHENS' Off-Site Improvement Obligations, the following shall apply:

(a) For Off-Site Improvements at the I-605, northbound off-ramp at Live Oak Avenue, as described in the Final Environmental Impact Report ("FEIR") mitigation program, ATHENS shall deposit one third (33.3%) its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as a condition to receiving the first building permit for the MRF/TS.

(b) For Off-Site Improvements at the I-605, southbound off-ramp at Arrow Highway, as described in the FEIR mitigation program, ATHENS shall deposit its Project Fair-Share costs of such improvements with the City (not to exceed $1,000,000) as follows:

i. ATHENS shall deposit the amount of $200,000 with the City, no later than January 2, 2025; and

ii. ATHENS shall deposit the remainder of its Project Fair-Share costs with the City (not to exceed $800,000), no later than thirty (30) days prior to the planned commencement of construction for such Off-Site Improvements.

(c) For all other Off-Site Improvements, ATHENS shall remit to the City an in-lieu fee in the amount of $100,000 per year, for a period of five (5) years and payable in quarterly installments of $25,000, commencing on the first business day of the calendar quarter immediately following the date the City issues a Certificate of Occupancy for the first phase of construction at

the Site.

(d) ATHENS shall have the right to review and comment upon the bids and the proposed plans and budgets for any of the Off-Site Improvements prior to remitting the amounts set forth in this Section 4.6, and the City will reasonably cooperate with ATHENS in addressing with Caltrans any concerns raised by ATHENS regarding its Project Fair-Share costs for such Off-Site Improvements. Any funds deposited by ATHENS with the City for the Off-Site Improvements that are not actually expended by the City/Agency for such purpose will be returned to ATHENS. Final Designs shall be subject to CalTrans approval, which approval City cannot, and does not, guarantee or warrant.

4.7 Upgrades. ATHENS is required to incorporate new technology reasonably available to control environmental impacts of the Project as needed to meet the following performance goals: (i) standards set by applicable regulations (including, without limitation, South Coast Air Quality Management District Rule 410), or (ii) as reasonably needed to meet the environmental performance standards set forth in Sections 5.2, 5.3 and 5.4 of the Franchise Agreement – Operations, or (iii) as reasonably required to respond to citizen complaints as required by Section 5.5 of the Franchise Agreement – Operations. Such technology upgrades shall be undertaken at ATHENS' sole cost.

4.8 Development and Acquisition Costs. ATHENS shall be solely responsible for all development costs associated with the Project and other costs identified herein and in the Other Agreements as "Athens Costs," including design, land use entitlements, permitting, CEQA review, construction, rolling stock, equipment, operational costs, public education and information and City staff and consultant expenses related to the Project. Project development and operations will entail extensive, significant costs and capital expenditures due, without limitation, to the Project's size, the magnitude of necessary environmental mitigation measures, need for heavy equipment and complex design and infrastructural elements. Currently, Athens Costs are expected to exceed Thirty Three Million Dollars ($33,000,000). Further, Athens shall be responsible for paying all of the customary and ordinary fees and costs imposed by the City on the development of an industrial facility like the Project as set forth on the "Schedule of Estimated City Fees" attached hereto as Exhibit "H".

4.9 All Construction to Comply with Laws; Anti-Discrimination. ATHENS shall carry out the construction of the improvements to be constructed by ATHENS in conformity with all applicable laws, including all applicable federal and state labor laws. Not by way of limitation of the foregoing, in developing and constructing the Project, ATHENS shall comply with all applicable development standards in City's Municipal Code and shall comply with all building codes, landscaping, signage, and parking requirements, except as may be permitted through approved variances and modifications.

ATHENS, for itself and its successors and assigns, agrees that in the construction of the improvements to be constructed by ATHENS, it shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, ancestry or national origin.

4.10 CEQA. The City shall be responsible for obtaining the approval of this Agreement and the Project as required by CEQA; CEQA review and approvals for the Project are or have been completed prior to, or concurrent with, approval of this Agreement by the City Council. Without limitation of the foregoing, ATHENS specifically acknowledges and agrees that ATHENS shall satisfy all conditions necessary to ensure that the Project conforms to all applicable CEQA requirements.

4.11 Prevailing Wages. ATHENS' purchase price for the Site and cost of developing the Site and constructing all of the on-site and off-site improvements, if any, at or about the Site required to be constructed for the Project shall be borne by ATHENS. ATHENS is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will indemnify City in the event ATHENS fails to do so. As neither City nor its Successor Agency are providing any direct or indirect financial assistance to ATHENS, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code Section 1720. Accordingly, it is believed by the Parties that ATHENS is not required to pay prevailing wages in connection with any aspect of the development or the construction of the Project. However, to the extent that (contrary to the parties' intent) it is determined that ATHENS was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, ATHENS shall defend and hold Agency and City (which, for purposes of this Section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Athens failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with ATHENS regarding any action by ATHENS hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without ATHENS' consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

4.12 Rights of Access During Construction. Representatives of the City shall have the reasonable right of access to the Site without charges or fees, at any time during normal construction hours during the period of Project construction, for the purpose of assuring compliance with this Agreement, including but not limited to the inspection of the construction work being performed by or on behalf of ATHENS. Such representatives of City shall be those who are so identified in writing by the City's Public Works Director. Each such representative of City shall identify himself or herself at the job site office upon his or her entrance to the Site, and shall provide ATHENS, or the construction superintendent or similar person in charge on the Site, a reasonable opportunity to have a representative accompany him or her during the inspection. City shall indemnify, defend, and hold ATHENS harmless from any injury or property damage caused or liability arising out of City's exercise of this right of access.

4.13 Indemnification During Construction. During the periods of construction on the Site and until such time as a Certificate of Completion has been issued with respect to the construction of the improvements thereon, ATHENS agrees to and shall indemnify and hold the Agency and the City harmless from and against all liability, loss, damage, costs, or expenses

(including reasonable attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person which shall occur on the Site and which shall be directly or indirectly caused by any acts done thereon or any errors or omissions of ATHENS or its agents, servants, employees, or contractors. ATHENS shall not be responsible for (and such indemnity shall not apply to) any acts, errors, or omissions of the Agency or the City, or their respective agents, servants, employees, or contractors. ATHENS shall have the obligation to defend any such action; provided, however, that this obligation to defend shall not be effective if and to the extent that ATHENS determines in its reasonable discretion that such action is meritorious or that the interests of the Parties justify a compromise or a settlement of such action, in which case ATHENS shall compromise or settle such action in a way that fully protects Agency and City from any liability or obligation. In this regard, ATHENS' obligation and right to defend shall include the right to hire (subject to reasonable written approval by the Agency and City) attorneys and experts necessary to defend, the right to process and settle reasonable claims, the right to enter into reasonable settlement agreements and pay amounts as required by the terms of such settlement, and the right to pay any judgments assessed against ATHENS, Agency, or City.

ARTICLE 5.0 SCHEDULE FOR PROCESSING AND DEVELOPMENT OF THE PROJECT AND PUBLIC IMPROVEMENTS.

5.1 Schedule of Performance. ATHENS will process the Project and commence and complete construction of the Project in accordance with the Schedule of Performance described in Exhibit "G". It is recognized that ATHENS cannot fully predict the timing or sequencing in which the Project will be developed, since such decisions depend upon numerous factors, many of which are not completely within the control of ATHENS. Accordingly, the Schedule of Performance may be extended upon written approval of City, such approval not to be unreasonably withheld, conditioned, or delayed. In addition, times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10. Once construction is commenced for any phase of the Project, it shall be diligently pursued to completion, and shall not be abandoned for more than thirty (30) consecutive days, except when due to an Enforced Delay. ATHENS shall keep the City informed of the progress of Project construction and submit to the City written reports of the progress of the construction when and in the form reasonably requested by the City.

5.2 Processing.

(a) Upon satisfactory completion by ATHENS of all required preliminary actions, meetings, submittal of required information and payment of appropriate processing fees, if any, City shall promptly commence and diligently proceed to process all required Development Approvals in accordance with this Agreement. In this regard, ATHENS, in a timely manner which will allow Development of the Project in accordance with the Schedule of Performance, will provide City with all documents, applications, plans and other information necessary for City to carry out its obligations hereunder and will cause ATHENS' planners, engineers and all other consultants to submit in a timely manner all required materials and documents therefor. It is the express intent of this Agreement that the parties cooperate and diligently work to implement any zoning or other land use, site plan, subdivision, grading, building or other approvals for

Development of the Project in accordance with the Existing Development Approvals and the Schedule of Performance. Notwithstanding the foregoing, nothing herein shall be construed to require City to process ATHENS' applications ahead of other projects in process in the City. If ATHENS elects, in its sole discretion, to request City to incur overtime or additional consulting services to receive expedited processing by the City, ATHENS shall pay all such overtime costs, charges or fees incurred by City for such expedited processing.

(b) ATHENS has submitted an application, which requires a General Plan amendment, a zoning ordinance amendment to permit ATHENS' proposed development, and construction, operation, and use of the Site as provided in this Agreement and the Other Agreements, including without limitation the Scope of Development. Most, if not all, of these items are being concurrently approved with the approval of this Agreement. ATHENS shall pay all normal and customary fees and charges applicable to such permits and any fees or charges hereafter imposed by City which are standard for and uniformly applied to similar projects in the City. Additionally, the Project shall require: (i) approval of a "Long Range Property Management Plan" pursuant to California Health & Safety Code § 34191.5 as well as any additional approvals expressly required by the DOF, and (ii) approval of those Future Development Approvals yet to be obtained, and (iii) City's review and approval of the Project in accordance with CEQA, which approval is or has been completed prior to, or concurrent with, approval of this Agreement by the City Council. It is expressly understood by the Parties hereto that City makes no representations or warranties with respect to revision of the General Plan, zoning or approvals required by any other governmental entity or with respect to approvals hereinafter required from City, and City reserving full police power authority over the Project. However, City shall cooperate with ATHENS in procuring the foregoing approvals. Nothing in this Agreement or the Other Agreements shall be deemed to be a prejudgment or commitment with respect to such items or a guarantee that such approvals or permits will be issued within any particular time or with or without any particular conditions.

5.3 City and Other Governmental Permits. Before commencement of construction or development of any buildings, structures, or other works of improvement upon the Site which are ATHENS' responsibility under the Scope of Development, ATHENS shall at its own expense secure or cause to be secured any and all permits which may be required by City or any other governmental agency affected by such construction, development or work. The City shall cooperate with ATHENS in its efforts to obtain such permits and approvals. ATHENS shall not be obligated to commence Project construction if any such permit is not issued despite good faith effort by ATHENS. If there is delay beyond the usual time for obtaining any such permits due to no fault of ATHENS, the Schedule of Performance shall be extended to the extent such delay prevents any action which could not legally or would not in accordance with good business practices be expected to occur before such permit was obtained. The City and ATHENS shall cooperate and use reasonable efforts in coordinating the implementation of the Development Plan with other public agencies, if any, having jurisdiction over the Property or the Project.

5.4 Timing Constraints. The Project will be undertaken consistent with the following timing constraints, each subject to extension for the period of time of any actual delay resulting from the occurrence of any of the events set forth in Section 5.10 or the consent of the City as set forth in the Schedule of Performance at Exhibit "G":

(a) ATHENS will complete rough grading of the Site within three (3) months of obtaining a grading permit from the City.

(b) ATHENS will submit applications necessary to grade and construct the Project, including plans, drawings and specifications necessary to obtain building permits, grading, landscape and street improvements plans, in a timely manner in accordance with Section 5.2 to allow compliance with the timing constraints set forth in the subsections above and the Schedule of Performance.

(c) The Parties project that ATHENS will complete grading and construction of the first phase of the Project within eighteen (18) months after obtaining a building permit for same from the City.

(d) ATHENS' completion of construction of the Project shall not be deemed to preclude ATHENS from subsequently reconstructing any structures or buildings in accordance with the Development Approvals during the Term of this Agreement.

(e) The timing constraints for construction of the Off-Site Improvements shall be as provided in Section 5.4.

(f) Any construction which is commenced shall be completed in accordance with the terms of any permit which is issued in accordance with the Existing Land Use Regulations and this Agreement.

Once ATHENS has completed construction of all improvements, the City shall furnish ATHENS with the Certificate of Completion in the form attached hereto as Exhibit "K" for those improvements within thirty (30) days of ATHENS' written request therefor, provided that the City/Agency can find that ATHENS has completed all Facility construction required for the Site pursuant to the terms of this Agreement, the Other Agreements and Existing Development Approvals. The Certificate of Completion shall be executed and notarized so as to permit it to be recorded in the Office of the Recorder of Los Angeles County. A Certificate of Completion shall be, and shall state that it constitutes, conclusive determination of satisfactory completion of the construction and development of the improvements required by this Agreement upon the Site and the opening of the business, and of full compliance with the terms of this Agreement with respect thereto. The City shall not unreasonably withhold, condition or delay the Certificate of Completion. If the City refuses or fails to furnish a Certificate of Completion within thirty (30) days after written request from Athens or any entity entitled thereto, the City shall provide a written statement of the reasons the City refused or failed to furnish a Certificate of Completion. The statement shall also contain the City's opinion of the action Athens must take to obtain a Certificate of Completion. If the reason for such refusal is confined to the immediate availability of specific items or materials for landscaping, or other minor so-called "punch list" items, the City will issue its Certificate of Completion upon the posting of a bond or other security reasonably acceptable to the City by Athens with the City in an amount representing one hundred fifty percent (150%) of the fair value of the work not yet completed. A Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Athens to any holder of a mortgage, or any insurer of a mortgage securing money loaned to finance the improvements, or any part thereof. Such Certificate of Completion is not notice of completion as referred to in the

California Civil Code Section 3093. Nothing herein shall prevent or affect Athens' right to obtain a Certificate of Occupancy from the City before the Certificate of Completion is issued.

5.5 Standards of Off-Site Improvement Construction. When ATHENS is required by this Agreement and/or the Development Plan to construct any Off-Site Improvements which will be dedicated to City or any other public agency upon completion, and if required by Applicable Laws to do so, ATHENS shall perform such work in the same manner and subject to the same construction standards as would be applicable to the City or such other public agency should it have undertaken such construction work.

5.6 Moratorium. Except as expressly provided in this Article 5, no subsequent City-imposed moratorium, ordinance, resolution, or other Land Use Regulation or limitation on the conditioning, rate, timing and sequencing of the Development of the Project shall apply to or govern the Development of the Project during the Term hereof, whether affecting parcel or subdivision maps (whether tentative, vesting tentative, or final), building permits, occupancy permits or other entitlements to use issued or granted by City. In the event of any such subsequent action by City, ATHENS shall continue to be entitled to apply for and receive Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the reservation of authority set forth in Article 11.

5.7 Alterations After Construction of Each Improvement. Subject to Section 4.7 and except as provided below, once construction of any Project improvement has been completed, ATHENS shall not make, or permit any other person to make, any substantial alterations to such improvements without prior written consent of the City. For purposes of this Section, an alteration of the Site is considered to be "substantial" if it requires the issuance of a City building permit. In the event ATHENS determines that a substantial alteration is necessary, such alteration shall not be undertaken without providing written notice to the City accompanied by plans and specifications detailing the proposed alteration. ATHENS' notice, plans and specifications for a proposed alteration must be provided to the City in a manner giving City staff reasonably sufficient time to thoroughly review the proposed alterations before determining whether to provide written City approval for said alterations (which approval shall not be unreasonably withheld, conditioned, or delayed). Notwithstanding the foregoing, ATHENS shall be entitled, without need for written City consent, to make non-structural alterations to completed Project improvements to the extent such alterations are intended to increase the efficiency of or to improve the appearance of the Site, the Facility and their operations, and do not require City building permits.

5.8 Host Fees. Upon the commencement of the first year of MRF/TS operations, and of every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City as specified in Exhibit "I" hereto.

5.9 Failure to Develop Project. Except as expressly provided herein, should ATHENS (i) fail to commence and complete the development of the Project or operation of the Facility within the times set forth in this Agreement, including the Schedule of Performance (as such times for performance may be extended due to forces beyond the Parties' reasonable control pursuant to Section 5.10), or (ii) commit an uncured default leading to a termination

pursuant to Article 10.0 hereof, then City shall be entitled to keep the Escrowed Funds, as defined and provided further in Exhibit "I".

5.10 Force Majeure. Notwithstanding the foregoing, in addition to specific provisions of this Agreement, performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; supernatural causes; acts of the "public enemy"; epidemics; quarantine restrictions; freight embargoes; lack of transportation; undisclosed subsurface and soils conditions on the Site that would materially extend the timing of construction of the Project; governmental restrictions or priority; litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of the other Party; acts or the failure to act of a public or governmental agency or entity (except that acts or the failure to act of City shall not excuse performance by City); or any other causes beyond the reasonable control or without the fault of the party claiming an extension of time to perform. In the event of such a delay (herein "Enforced Delay"), the Party delayed shall continue to exercise reasonable diligence to minimize the period of the delay. An extension of time for any such cause shall be limited to the period of the Enforced Delay, and shall commence to run from the time of the commencement of the cause, provided notice by the Party claiming such extension is sent to the other party within fifteen (15) days of the commencement of the cause. Failure to provide such notice shall constitute a waiver of the claim. ATHENS' failure to obtain financing for the Project shall not be considered an event or cause beyond the control of ATHENS and shall not entitle ATHENS to an extension of time to perform. Times of performance under this Agreement may also be extended by mutual written agreement by City and ATHENS. The City Manager shall have the authority on behalf of City to approve such extensions of time.

ARTICLE 6.0 OPERATIONAL CRITERIA AND PERFORMANCE STANDARDS

6.1 Incorporation of Standards Set Forth in Franchise Agreements. ATHENS shall adhere to all "Operational Obligations" and "Performance Standards" as set forth in the Franchise Agreement – Operations and the Franchise Agreement – Trash Collection and Street Sweeping, the terms of which are hereby incorporated into the terms of this Agreement by this reference. In its operation of the MRF/TS, ATHENS shall strictly adhere, without limitation, to all Performance Standards, Hazardous Materials and Environmental standards and permitting, Operational Standards, Reports/Monitoring/Records procedures, restrictions relating to "Unpermitted Waste", Permitting requirements, obligations to refrain from criminal activity, and other terms of the Franchise Agreement – Operations. Such terms of the Franchise Agreement – Operations are incorporated into the terms of this Agreement by this reference such that any uncured violation of the standards set forth in the Franchise Agreement – Operations (subject to all applicable notice and cure periods set forth therein) shall also entail a default under this Agreement.

6.2 Remedies for Failure to Observe Performance Standards and Nuisance Violations. The failure to observe any Performance Standards, the commission of nuisance violations, and the receipt of complaints against ATHENS by members of the public shall be addressed in accordance with those procedures and remedies set forth in Sections 5.5, 5.6 and 5.7 of the Franchise Agreement – Operations and the Franchise Agreement.

ARTICLE 7.0 TRANSFER.

7.1 Definition of Transfer. As used in this Section, the term "Transfer" shall include any hypothecation, mortgage, pledge, or encumbrance of this Agreement or the Facility by ATHENS, subject to the exceptions set forth in Section 7.3 below. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than thirty percent (30%) of the present equity ownership and/or more than thirty percent (30%) of the voting control of ATHENS (jointly and severally referred to herein as the "Trigger Percentages"), taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest to an affiliate owned or controlled by the present beneficial owners of ATHENS or members of their immediate family (within the third degree of consanguinity and spouses of such family members), or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family. A transfer of interests (on a cumulative basis) in the equity ownership and/or voting control of ATHENS in amounts less than Trigger Percentages shall not constitute a Transfer subject to the restrictions set forth herein. In the event ATHENS or its successor is a corporation or trust, such Transfer shall refer to the transfer of the issued and outstanding capital stock of ATHENS, or of beneficial interests of such trust; in the event that ATHENS or any general partner comprising ATHENS is a limited or general partnership or a limited liability company, such Transfer shall refer to the transfer of more than the Trigger Percentages in the limited or general partnership or limited liability company interest; in the event that ATHENS or any general partner is a joint venture, such Transfer shall refer to the transfer of more than the Trigger Percentages of such joint venture partner, taking all transfers into account on a cumulative basis.

7.2 Transfers Require Approval. ATHENS shall not Transfer this Agreement or any of ATHENS' rights hereunder, or any interest in the Facility or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of City (not to be unreasonably withheld, conditioned or delayed), and if so purported to be transferred, the same shall be null and void. ATHENS will submit its request for City consent to the City together with documents, including but not limited to: (i) the transferee's audited financial statements for the immediately preceding three (3) operating years; (ii) reasonably satisfactory evidence that the proposed transferee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by ATHENS; (iii) reasonably satisfactory evidence that in the last five (5) years, the proposed transferee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the transferee has provided the City with a complete list of such citations and censures; (iv) reasonably satisfactory evidence that the transferee's key principals have no felony criminal convictions; (v) proof that the proposed assignee conducts its MMW management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and (vi) any other information reasonably required by the City to ensure the proposed transferee can fulfill the terms of this

and the Other Agreements, including the payment of indemnities and damages and provision of bonds and/or performance standards.

7.3 Exceptions. The requirement to obtain City approval for a Transfer shall not apply to any of the following:

(a) Any mortgage, deed of trust, sale/lease-back, a pledge of equity collateral or other form of conveyance for financing and any resulting foreclosure therefrom.

(b) The granting of easements or dedications to any appropriate governmental entity or utility to facilitate the operation of the Facility.

(c) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

(d) A sale or transfer to an affiliate of ATHENS owned or controlled by the present beneficial owners of ATHENS or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family.

7.4 Assumption of Obligations. No attempted Transfer of any of ATHENS' obligations hereunder shall be effective unless and until the successor party executes and delivers to City an assignment and assumption agreement in the form attached hereto as Exhibit "J". Following any such assignment or Transfer of any of the rights and interests of ATHENS under this Agreement, the exercise, use and enjoyment shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee were ATHENS.

7.5 Release of ATHENS. City's consent to a Transfer shall not be deemed to release ATHENS of liability for performance under this Agreement unless such release is specific and in writing executed by City, which release shall not be unreasonably withheld, conditioned, or delayed. Upon the written consent of City to the complete assignment of this Agreement and the express written assumption of the assigned obligations of Athens under this Agreement by the assignee, ATHENS shall be relieved of its legal duty from the assigned obligations under this Agreement, except to the extent ATHENS is in default under the terms of this Agreement prior to said transfer.

7.6 ATHENS to Pay Transfer Costs. ATHENS will pay City its reasonable expenses for attorneys' fees and investigation costs necessary to investigate the suitability of any proposed transferee or assignee and to review and finalize any documentation required as a condition for approving any such Transfer.

ARTICLE 8.0 AMENDMENT OF DEVELOPMENT AGREEMENT.

8.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

8.2 Procedure. Except as set forth in Section 8.4 below, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

8.3 Consent. Except as expressly provided in this Agreement, no amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto and recorded in the Official Records of Los Angeles County.

8.4 Minor Modifications.

(a) Implementation of the Project may require minor modifications of the details of the Development Plan and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Development Plan shall not require modification of this Agreement.

(b) A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, intensity of use, permitted uses, the maximum height and size of buildings, the reservation or dedication of land for public purposes, the improvement and construction standards and specifications for the Facility, the quality of ATHENS' services or ability of ATHENS to fulfill all Performance Standards, Operational Obligations, changes of less than 10% in the improvement and construction standards and specifications for the Facility (e.g., for a height limit of 20 feet, a change of less than two feet is deemed non-material), unless otherwise specified herein or in Other Agreements, Permit requirements or Applicable Law.

8.5 Effect of Amendment to this Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

ARTICLE 9.0 LIMITATIONS ON AND RESERVATIONS OF AUTHORITY, INCLUDING FEES AND COSTS.

9.1 Later Enacted Measures. This Agreement is a legally binding contract which will supersede any statute, ordinance, or other limitation enacted after the Effective Date, except as provided in Section 9.2 below. Any such enactment which affects, restricts, impairs, delays, conditions, or otherwise impacts the implementation of the Development Plan (including the issuance of any Future Development Approvals or permits otherwise applicable to the Project) in any way contrary to the terms and intent of this Agreement shall not apply to the Project unless otherwise provided by State law.

9.2 Limitations, Reservations and Exceptions. Only the following Land Use Regulations adopted by City hereafter shall apply to and govern the Development of the Site ("Reservation of Authority"):

(a) Existing Land Use Regulations and Existing Development Approvals.

(b) Future Land Use Regulations. Future Land Use Regulations which (i) are not in conflict with the Existing Land Use Regulations, or (ii) are in conflict with the Existing Land Use Regulations but the application of which to the Development of the Site has been consented to in writing by ATHENS.

(c) State and Federal Laws and Regulations. Where state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, those Agreement provisions shall be modified, through revision or suspension, to the extent necessary to comply with such state or federal laws or regulations.

(d) Public Health and Safety/Uniform Codes. Including the following:

i. Adoption Automatic Regarding Uniform Codes. Future Land Use Regulations or amendments to Existing Regulations adopted by the City which are uniform codes and are based on recommendations of a multi-state professional organization and become applicable throughout City, such as, but not limited to, the Uniform Building, Electrical, Plumbing, Mechanical, or Fire Codes.

ii. Adoption Regarding Public Health and Safety/Uniform Codes. Future Land Use Regulations adopted by the City respecting public health and safety which are applicable throughout City, which are applicable to a significant number of businesses in the City, which are not directed exclusively or primarily against ATHENS, which result from findings by City that failure to adopt such Future Land Use Regulations would result in a serious condition injurious or detrimental to the public health and safety and that such Future General Regulations are reasonably necessary and limited to correct or avoid such injurious or detrimental condition.

iii. Adoption Automatic Regarding State and Regional Programs. Future Land Use Regulations or amendments to Existing Land Use Regulations adopted by the City which are regional codes and are based on recommendations of a state, county or regional organization and become applicable throughout the region.

9.3 Regulation by Other Public Agencies. It is acknowledged by the Parties that other public agencies not within the control of City possess authority to regulate aspects of the Development of the Site separately from or jointly with City and this Agreement does not limit the authority of such other public agencies nor does it in any form create a responsibility for City.

9.4 Limitation. City shall not, without the prior written consent of ATHENS, impose any additional fees, taxes or assessments on all or any portion of the Project, whether as a condition to a Future Development Approval or otherwise, except such fees, taxes and assessments as are described in or required by this Agreement and/or the Development Plan. This Agreement shall not prohibit the application of fees, taxes or assessments as follows:

(a) ATHENS shall be obligated to pay those fees, taxes or assessments which exist as of the date this Agreement is executed by the Parties and any increases or decreases in same as adopted by the City Council and imposed on a City-wide basis.

(b) ATHENS shall be obligated to pay any fees or taxes imposed on a City-wide basis which are not related to construction or Development activities, such as business license fees or taxes and utility taxes which are applicable to a significant number of businesses in the City and which are not directed exclusively or even primarily against ATHENS.

(c) ATHENS shall be obligated to pay all fees applicable to a permit application as charged by the City at the time such application is filed by ATHENS.

(d) ATHENS shall be obligated to pay any fees, taxes or assessments which are imposed on a City-wide basis or area-wide basis such as a utility tax, landscape or lighting assessment, or a community services assessment so long as the tax, fee or assessment was not directed exclusively or even primarily against owners, lessees, businesses, residents or occupants of the Project and which is applicable to a significant number of businesses (as measured by either actual number or magnitude of value) in the City.

(e) ATHENS shall be obligated to pay any fees as imposed pursuant to any assessment district established within the Project, and consented to by ATHENS, or pursuant to any other agreement entered into by ATHENS or otherwise proposed or consented to by ATHENS.

(f) ATHENS shall be obligated to pay any fees, taxes or assessments which were imposed as a condition of the Existing Approvals, including this Agreement.

(g) ATHENS shall be obligated to pay the Host Fee as required by this and Other Agreements.

9.5 Payment of Costs of Agreement. As part of ATHENS' Costs, ATHENS shall be responsible for City's costs of preparing, processing and publishing this Agreement pursuant to the terms of the Reimbursement Agreement.

9.6 Inconsistencies. It is expressly agreed that in the event of any inconsistency between the provisions or conditions of the Existing Land Use Regulations and the provisions of this Agreement, the provisions of this Agreement shall govern. The conditions of such Existing Land Use Regulations shall be interpreted insofar as possible to prevent such inconsistency, and in the event this Agreement is silent concerning an issue, the conditions of the Existing Land Use Regulations shall govern. As between several instruments, Other Agreements and regulations governing the Project, in the event of a clear and explicit conflict which cannot be resolved through interpretation, the following interpretive priorities shall apply: (1) the terms of this Agreement and Other Agreements shall prevail over the provisions of the Existing Land Use Regulations; (2) the terms of the Existing Development Approvals shall prevail over the terms of the Existing Land Use Regulations, except where such Existing Land Use Regulations are legally preemptive; and (3) the terms of the Existing Development Approvals shall take priority over the provisions of the FEIR approved in conjunction with the Project, except where the FEIR is legally preemptive.

ARTICLE 10.0 ENFORCEMENT: CONSTRUCTION DEFAULT, REMEDIES AND TERMINATION.

10.1 Rights of Nondefaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default (as defined in Section 10.2 below) or to enforce any covenant or agreement herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief the Party seeking relief for a default ("Nondefaulting Party") shall comply with the notice and cure provisions of Section 10.2.

10.2 Notice of Default and Opportunity to Cure. A Nondefaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other Party ("Defaulting Party") in its performance of a material duty or obligation of said Defaulting Party under the terms of this Agreement. However, the Nondefaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by Defaulting Party to cure such breach or failure ("Default Notice"). Upon receiving a Default Notice, at the election of either Party, the Parties shall meet to develop a written corrective action plan ("Correction Plan") to cure the alleged default and to prevent further occurrence of the problematic conditions established in the Notice. The Correction Plan shall be finally prepared by the City (or, at the election of the City, by ATHENS) within ten (10) business days after the meeting between the Public Works Director and/or City Manager or his/her designee and ATHENS. The Correction Plan may include additional procedures, as reasonably deemed necessary by the Public Works Director and/or City Manager designee, to reasonably assure that in the future the Facility will be operated in compliance with this Agreement.

The Defaulting Party shall be deemed in "default" under this Agreement, where: (i) the Defaulting Party has failed to cure the default described in the Default Notice within the earlier to occur of (x) thirty (30) days of the Defaulting Party's receipt of the Default Notice or (y) the date for cure set forth in the Correction Plan, or, in the case of a default that cannot be fully cured within thirty days, commences and diligently pursues a cure within thirty (30) days after the date of the Default Notice (subject to the provisions below), or (ii) a monetary default remains uncured for ten (10) days (or such lesser time as may be specifically provided in this Agreement).

10.3 Non-Monetary Defaults; Longer Cure Period. The Defaulting Party on a non-monetary default shall not be deemed in breach of this Agreement, and such default shall be waived, if such non-monetary default cannot reasonably be cured within the above-prescribed thirty-day period, and as long as the Defaulting Party does each of the following:

1. Notifies the Nondefaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

2. Notifies the Nondefaulting Party of the Defaulting Party's proposed course of action to cure the default;

3. Promptly commences to cure the default within the thirty (30) day period;

4. Makes periodic reports to the Nondefaulting Party as to the progress of the program of cure; and

5. Diligently prosecutes such cure to completion.

10.4 Termination Upon Default. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Nondefaulting Party may seek termination of this Agreement, in which case the Nondefaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement and, at the Nondefaulting Party's option, any one or all of the Other Agreements ("Termination Notice"). The Termination Notice shall state that the Nondefaulting Party will elect to terminate the Agreement and such other Agreements as the Nondefaulting Party elects to terminate within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Nondefaulting Party's election to terminate Agreements will only be rescinded (i) if the Defaulting Party fully and completely cures all defaults prior to the date of termination, or (ii) pursuant to Section 10.5, below.

10.5 ATHENS' Hearing Opportunity Prior to Termination. If ATHENS is the Defaulting Party pursuant to Section 10.2 above, then the City's Termination Notice to ATHENS shall additionally specify that ATHENS has the right to a hearing prior to the City's termination of any Agreements ("Termination Hearing"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, ATHENS shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

1. Decide to terminate this Agreement and, at its option, any one or all of the Other Agreements, except as the City Council shall otherwise direct by resolution; or

2. Determine that ATHENS is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

3. Impose conditions on a finding of default and a time for cure, such that ATHENS' fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, the

City or the financial terms established in the Agreements, Facility operations, or such other interests that the City and public may have in the Facility.

10.6 Interest on Monetary Default. In the event ATHENS fails to perform any monetary obligation under this Agreement, ATHENS shall pay interest thereon at the rate of ten percent (10%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

10.7 Cross Default. In the event that the City Council, following a hearing on an ATHENS Default pursuant to Section 10.5 hereof, determines to terminate this Agreement as a remedy for such default, such determination shall concurrently cause termination of the Other Agreements, except as the City Council shall otherwise direct by resolution.

10.8 Liquidated Damages. In addition to the remedies for an ATHENS Default provided in this Agreement, the liquidated damages provisions set forth in the Franchise Agreement–Operations and the Franchise Agreement–Trash Collection and Street Sweeping shall apply.

10.9 Continued Lawful Use of Facility After Termination of This Agreement. Termination or expiration of this or the other Agreements shall not restrict ATHENS from future use of the Site in accordance with then-current Applicable Laws, including but not limited to zoning of the Site and any requirements of the City's entitlement process and Development Approvals. To this end, the termination of the Agreement shall terminate, at a minimum and without limitation, the grant-of-franchise effected by the Franchise Agreements. The Host Fee shall terminate when the Facility ceases to be used for the receipt, processing and transfer of MMW.

10.10 Remainder of Term. If this Agreement is terminated for any reason, the City shall remain entitled to retain or collect (i) all the costs due and owing to the City under the Reimbursement Agreement and/or MOU, as well as (ii) any Host Fees due and owing to the City as of the date of termination, *plus* (iii) any Host Fees accruing from ATHENS' operations of the Facility after the date of termination so long as the Facility is in operation by ATHENS.

ARTICLE 11.0 INDEMNITY AND ENVIRONMENTAL LIABLITY.

11.1 Indemnity Obligations. ATHENS will be required to protect, defend, indemnify and hold harmless City, Agency and their elected officials, officers, employees, volunteers and agents ("Indemnified Parties") from and against any and all Claims or Litigation arising out of or resulting in any way from: (i) City's approval of this Agreement, (ii) ATHENS's exercise of the rights under this Agreement, (iii) any claims for personal injury, loss, or damage arising during construction or thereafter due to ATHENS's operations upon the Site; (iv) any repair, cleanup or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous waste and/or household hazardous waste (as such terms will be broadly defined) deposited after the commencement of Project Development at any place where ATHENS delivers, stores, processes, composts, or disposes of solid waste, (v) fines or penalties imposed by the California Integrated Waste Management Board in the event the diversion,

source reduction and recycling goals of AB 939 are not met by City with respect to the waste stream covered by this Agreement or if ATHENS's delays in providing information prevents City from submitting reports required by AB 939 in a timely manner, and (vi) Claims pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", 42 U.S.C. Section 9607 (e), and California Health and Safety Code Section 25364, the Resource Conservation and Recovery Act, "RCRA", 42 U.S.C. Sections 6901 et seq. or other similar federal, state or local law or regulation. Such indemnification shall not cover any Claim due to the extent of the negligence or willful acts of the Indemnified Parties or the Indemnified Parties have received compensation from an insurance carrier for the full amount of such Claim. Such indemnification shall be limited to Claims resulting directly from ATHENS's services and obligations under the terms of the Agreements and will survive the termination of the Agreements

11.2 Condition of Site and Site Operations.

(a) Disclaimer of Warranties Concerning the Site including the Site. ATHENS understands and agrees that the Site is in an "AS-IS" condition and that ATHENS shall be responsible for addressing at its expense the physical, environmental and geotechnical condition of the Site, and the existence of any contamination, Hazardous Materials, debris, or other structures located on, under or about the Site to the extent necessary to develop and construct the Facility. City specifically disclaims all representations or warranties of any nature concerning the Site made by it, City and its employees, agents and representatives. The foregoing disclaimer includes, without limitation, topography, climate, air, water rights, utilities, present and future zoning, soil, subsoil, existence of Hazardous Materials or similar substances, the purpose for which the Site is suited, or drainage. City makes no representation or warranty concerning the compaction of soil, nor of the suitability of the soil for construction.

(b) Hazardous Materials. ATHENS understands and agrees that in the event ATHENS incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or oil wells and/or underground storage tanks and/or pipelines whether attributable to events occurring prior to or following the Effective Date of this Agreement, then ATHENS may look to prior owners of the Site, but under no circumstances shall ATHENS look to City or Agency for any liability or indemnification regarding Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines. ATHENS, and each of the entities constituting ATHENS, if any, hereby waives, releases, remises, acquits and forever discharges and its officers, employees, and agents of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Site, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials therefrom, whether existing prior to, at or after the Certificate of Completion. It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of City or Agency and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of ATHENS, its successors, assigns or any affiliated entity of ATHENS, arising by virtue of the physical or environmental condition of the Site, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material therefrom, are by this Release provision declared null and void and of no

present or future force and effect as to the Parties. In connection therewith, ATHENS and each of the entities constituting ATHENS, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: _____ CITY'S INITIALS: _____

(c) Indemnity. ATHENS shall indemnify and hold harmless City and its officers, employees, agents and representatives (collectively, the "Indemnified Parties") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release of any Hazardous Materials of any kind whatsoever, in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law.

(d) Definitions. For purposes of this Section 11.2, the following terms shall have the following meanings:

(1) **"Environmental Claim"** means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) **"Environmental Cleanup Liability"** means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) **"Environmental Compliance Cost"** means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

(4) **"Environmental Law"** means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(5) **"Hazardous Material"** is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (ix) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* (42 U.S.C. § 6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.* (42 U.S.C. § 9601); (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter, in effect.

11.3 Third-Party Litigation.

(a) Non-liability of City. As set forth above, City has determined that this Agreement is consistent with the General Plan, as amended by the Development Approvals, and that the General Plan meets all of the legal requirements of state law. The Parties acknowledge that:

(1) In the future there may be challenges to legality, validity and adequacy of the General Plan, as amended by the Development Approvals; and

(2) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

In addition to the other provisions of this Agreement, including, without limitation, the provisions of this Article 13, City shall have no liability under this Agreement for any failure of City to perform under this Agreement or the inability of ATHENS to develop the Project as contemplated by the Development Plan or this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, the Land Use Regulations, this Agreement, or portions thereof, are invalid or inadequate or not in compliance with law.

(b) Revision of Land Use Restrictions. If for any reason the General Plan, Land Use Regulations, this Agreement or any part thereof is hereafter judicially determined as provided above to be not in compliance with the State or Federal Constitutions, laws or regulations and if such noncompliance can be cured by an appropriate amendment thereof otherwise conforming to the provisions of this Agreement, then this Agreement shall remain in full force and effect to the extent permitted by law. The Development Plan and this Agreement shall be amended, as necessary, in order to comply with such judicial decision.

(c) Participation in Litigation; Indemnity. ATHENS agrees to indemnify Agency, City and their elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agency for any Claims or Litigation which arise during the Term of this Agreement directly relating to ATHENS' occupancy of, or activities on, the Site. City or Agency shall promptly provide ATHENS with notice of the pendency of any such Claims or Litigation and request that ATHENS defend the same. If City or Agency fails promptly to notify ATHENS of any such Claims or Litigation or fails to cooperate fully in the defense thereof, ATHENS shall not, thereafter, be responsible to defend, indemnify, or hold harmless City/Agency. Claims or Litigation may be defended by the City Attorney's office or use legal counsel of the City's choosing, but ATHENS shall reimburse City or Agency, as appropriate, for any reasonable legal costs incurred by City/Agency. In any case neither City nor Agency shall have liability to ATHENS. ATHENS' obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal or a settlement offer, the Parties will confer in good faith as to how to proceed, and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld, conditioned or delayed.

(1) After two (2) years have elapsed from the filing of any court action on any Claims or Litigation without resolution of such action, the Parties agree to meet and confer within thirty (30) days, and to continue to meet and confer for a period of up to six (6) months thereafter (the "Settlement Negotiation Period"), to work in good faith towards a proposed settlement offer to the counterparties in such Claims or Litigation, and negotiate such settlement to a mutually satisfactory resolution (a "Settlement"). Each Party shall be reasonable in its approval or disapproval of any proposed Settlement. Upon the expiration of the Settlement

Negotiation Period, if the Parties are unable to agree upon a mutually-acceptable Settlement proposal to the counterparty(ies), then the City/Agency shall have the unilateral right to settle such Claims or Litigation brought against it in its sole and absolute discretion. If ATHENS opposes the terms of the Settlement entered into by the City/Agency, then ATHENS may elect, in its sole and absolute discretion, to either (a) terminate this Agreement, in which event any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City or Agency for the purposes set forth therein will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement, or (b) agree to proceed with the Project, as modified by the Settlement.

(2) In the event that ATHENS agrees to proceed with the Project, but the Settlement would result in a material adverse change in the density or intensity of the Project (as reasonably determined by the parties), then the following amounts shall be returned to ATHENS by the City/Agency: (i) any amounts paid by ATHENS to the City under the Reimbursement Agreement (or any amendments thereto) and not actually expended by the City/Agency for the purposes set forth therein will be returned to ATHENS, and (ii) any documented Aggregate Entitlements Defense Costs (defined below) actually paid by ATHENS to the City Attorney or other designated legal representatives of the City/Agency in the subject litigation.

(3) Notwithstanding anything to the contrary set forth herein, if at any time the aggregate costs of attorneys' fees (including those of the City Attorney), court costs and/or consultant fees incurred in the course of defending the legality, validity or adequacy of this Agreement, Development Approvals, or other actions of City or Agency pertaining to the approval of the Project (the "Aggregate Entitlements Defense Costs"), equal or exceed the amount of (i) One Million Dollars ($1,000,000) *less* (ii) the aggregate amount of any costs actually paid from the "Seventh Deposit" per that Fifth Amendment to the Reimbursement Agreement dated March 9, 2016, and not otherwise returned to ATHENS as set forth in this Section (the "Seventh Deposit Amount"), *then* ATHENS shall have the right (but not the obligation) at any time to terminate this Agreement and the DDA. Any portion of the Seventh Deposit not actually expended by the City or Agency for the purposes set forth in the Reimbursement Agreement will be returned to ATHENS, and the Parties shall have no further obligations to one another under this Agreement. Nothing in this paragraph shall be construed as limiting or waiving, in whole or part, ATHENS' indemnity or hold harmless obligations to the City with respect to damages or other costs for Claims or Litigation that do not qualify as Aggregate Entitlements Defense Costs.

(4) ATHENS shall automatically receive a one (1)-year Rolling Extension under the Franchise Agreement – Trash Collection and Street Sweeping for every Two Hundred Thousand Dollars ($200,000) funded with respect to both Aggregate Entitlements Defense Costs and the Sixth Deposit Amount, not to exceed five (5) years of cumulative Rolling Extensions, it being understood that the Rolling Extensions granted pursuant to this clause (4) may not be terminated by the City excepting in the case of a default by Developer of this Agreement, the DDA, the Reimbursement Agreement, or any other Project-related Agreement that would otherwise permit the City to terminate the applicable agreement(s) in accordance with its/their terms), are not discretionary in nature, and shall apply without regard to whether the MRF/TS is ultimately developed by ATHENS.

11.4 Survival of Indemnity Objections. Notwithstanding any other provision of this Agreement, ATHENS' release and indemnification as set forth in the provisions of this Article 11, shall survive the termination of this Agreement and shall continue in perpetuity.

ARTICLE 12.0 BODILY INJURY, PROPERTY DAMAGE, AND WORKERS' COMPENSATION INSURANCE.

12.1 Types of Insurance. Prior to the entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS, ATHENS shall procure and maintain (or cause to be procured and maintained), at its sole cost and expense, in a form and content reasonably satisfactory to City, during the entire term of such entry or construction, the following policies of insurance:

(a) Garage Liability or Commercial General Liability Insurance (collectively "CGL"). ATHENS shall keep or cause to be kept in force CGL insurance against claims for bodily injury and property damage liability arising from the use, occupancy, disuse, or condition of the Site, improvements, affected by such use of the Site for Five Million Dollars ($5,000,000.00) combined single limit and in the aggregate annually for bodily injury or property damage. City shall be named as an additional insured on such CGL policy.

(b) Builder's Risk Insurance. ATHENS shall procure and shall maintain (or cause to be procured and maintained) in force "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with limits in accordance with subsection (a) above. ATHENS shall not be required to maintain coverage for earthquake or flood risk.

(c) Workers' Compensation. ATHENS shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom ATHENS has contracted for the performance of any work for which ATHENS is responsible hereunder carries workers' compensation insurance as required by law.

(d) Other Insurance. ATHENS may procure and maintain any insurance not required by this Agreement.

12.2 Insurance Policy Form, Content and Insurer. All insurance required by express provisions hereof shall be carried only by insurance companies authorized to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, and only if they are of a financial category Class VIII or better, unless such insurance is not available form companies meeting such standards at a commercially reasonable price and City agrees in writing to different standards. All such property policies shall contain language, to the extent obtainable, to the effect that (i) any insured loss shall be payable notwithstanding any unintentional act of negligence of City or ATHENS that does not result in the forfeiture of the insurance; (ii) ATHENS waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or have limits, coverage or

deductibles materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. ATHENS shall furnish City with certificates evidencing the insurance. City shall be named as additional insured on all policies of insurance required to be procured by the terms of this Agreement other than workers' compensation insurance.

12.3 Failure to Maintain Insurance and Proof of Compliance. ATHENS shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder within the following time limits: (a) For insurance required above, prior to entry of ATHENS on the Site and the commencement of any construction by or on behalf of ATHENS; and (b) for any renewal or replacement of a policy already in existence, simultaneously with the expiration or termination of the existing policy. If ATHENS fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force, such failure shall be a default hereunder, subject to the applicable cure period.

ARTICLE 13.0 EFFECT OF AGREEMENT ON TITLE; ESTOPPEL.

13.1 Binding on Successors. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in ATHENS' Property, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns.

13.2 Enforceability as Covenants. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to Applicable Law.

13.3 Covenants Run with the Land. Each covenant to do or refrain from doing some act on the Site hereunder (i) is for the benefit of and is a burden upon every portion of the Site, (ii) runs with such lands, and (iii) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and each person having any interest therein derived in any manner through any owner of such lands, or any portion thereof, and each other person succeeding to an interest in such lands.

13.4 Estoppel Certificates. Either Party may at any time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

(a) The Agreement is in full force and effect and is a binding obligation of the Parties; and

(b) The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

(c) That no enforcement actions are outstanding or if so the status thereof.

13.5 A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The Estoppel Certificate shall be in a form reasonably approved by the City Attorney's Office and ATHENS, and ATHENS shall pay all of City's reasonable costs incurred in issuing such Estoppel Certificate.

ARTICLE 14.0 CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION.

14.1 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to ATHENS, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to ATHENS or to its successor, or for breach of any obligation of the terms of this Agreement.

14.2 Conflict of Interest. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision to the Agreement which affects the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation.

14.3 Covenant Against Discrimination. ATHENS covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry in the performance of this Development Agreement. ATHENS shall take affirmative action to insure that employees are treated during employment without regard to their race, color, creed religion, sex, marital status, national origin or ancestry.

ARTICLE 15.0 GENERAL.

15.1 No Third Party Beneficiaries. The only parties to this Agreement are ATHENS and City. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

15.2 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

15.3 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. The only relationship between City and ATHENS is that of a government entity regulating the development of private property and the owner of such private property.

15.4 Entire Agreement. Except as this Agreement may be implemented through the other Agreements, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous

negotiations, discussions, and agreements between the Parties. No parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

15.5 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

15.6 Counterparts. This Agreement may be executed by the Parties in counterparts which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

15.7 Recording. The City Clerk shall cause a copy of this Agreement or a Memorandum of Agreement to be executed by City and recorded in the Official Records of Los Angeles County no later than thirty (30) days after the Effective Date. The recordation of this Agreement is deemed a ministerial act and the failure of City to record the Agreement as required by this Section and the Agreement Statute does not make this Agreement void or ineffective.

15.8 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Development Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound and (v) there is no litigation or legal proceeding which would prevent the Parties from entering into this Agreement.

15.9 Notices. Except as expressly provided to the contrary herein, any notice, consent, report, demand, document or other such item to be given, delivered, furnished or received hereunder shall be deemed given, delivered, furnished, and received when given in writing and personally delivered to an authorized agent of the applicable party, or upon delivery by the United States Postal Service, first-class registered or certified mail, postage prepaid, return receipt requested, or by a national "overnight courier" such as Federal Express, at the time of delivery shown upon such receipt; in either case, delivered to the address, addresses and persons as each party may from time to time by written notice designate to the other and who initially are:

If to Athens: Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

With copy to: Manatt, Phelps & Phillips, LLP
11355 Olympic Boulevard
Los Angeles, CA 90064
Attention: Victor De la Cruz

If to Agency: Successor Agency to the Irwindale
Community Redevelopment Agency
5050 North Irwindale Avenue
Irwindale, CA 91706

With copy to: Aleshire & Wynder, LLP
18881 Von Karman Avenue, Suite 1700
Irvine, CA 92612
Attention: Fred Galante, City Attorney

ARTICLE 16.0 MORTGAGEE PROTECTION.

16.1 Definitions. As used in this Section, the term "mortgage" shall include any mortgage, deed of trust, or other security interest, or sale and lease-back, or any other form of conveyance for financing collateralized by the Site. The term "holder" shall include the holder of any such mortgage, deed of trust, or other security interest, or the grantee under any other conveyance for financing.

16.2 No Encumbrances Except Mortgages to Finance the Project. Notwithstanding the restrictions on transfer in Article 7, mortgages required for any reasonable method of financing of the construction of the Project improvements are permitted before issuance of a Certificate of Completion but only for the purpose of securing loans of funds used or to be used for financing the improvement of the Site, for the construction of Project improvements thereon, and for any other expenditures necessary and appropriate to develop the Site under this Agreement, or for restructuring or refinancing any of same and the reasonable costs and expenses associated therewith, so long as the refinancing does not exceed the then-outstanding balance of the existing financing by an amount in excess of the costs, fees, prepayments and other expenses reasonably incurred in the refinancing. ATHENS (or any entity permitted to acquire title under this Section) shall notify the City in writing prior to any mortgage, if ATHENS or such entity proposes to enter into the same before issuance of the Certificate of Completion. ATHENS or such entity shall not enter into any such conveyance for financing without the prior written approval of the City. Any lender approved by the City shall not be bound by any amendment, implementation, or modification to this Agreement subsequent to its approval without such lender giving its prior written consent thereto. In any event, ATHENS shall promptly notify the City of any mortgage, encumbrance, or lien that has been created or attached thereto prior to issuance of a Certificate of Completion, whether by voluntary act of ATHENS or otherwise.

16.3 ATHENS' Breach Shall Not Defeat Mortgage Lien. ATHENS' breach of any of the covenants or restrictions contained in this Agreement shall not defeat or render invalid the lien of any mortgage made in good faith and for value as to the Site, or any part thereof or

interest therein, but unless otherwise provided herein, the terms, conditions, covenants, restrictions, easements, and reservations of this Agreement shall be binding and effective against the holder of any such mortgage of the Site whose interest is acquired by foreclosure, trustee's sale or otherwise.

16.4 Holder Not Obligated to Construct or Complete Improvements. The holder of any mortgage shall in no way be obligated by the provisions of this Agreement to construct or complete the improvements or to guarantee such construction or completion. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Site or any portion thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

16.5 Notice of Default to Mortgagee, Deed of Trust or Other Security Interest Holders. Whenever City shall deliver any notice or demand to ATHENS with respect to any breach or default by ATHENS hereunder, City shall at the same time deliver a copy of such notice or demand to each holder of record of any mortgage who has previously made a written request to City therefor, or to the representative of such lender as may be identified in such a written request by the lender. No notice of default shall be effective as to the holder unless such notice is given.

16.6 Right to Cure. Each holder (insofar as the rights of City are concerned) shall have the right, at its option, within ninety (90) days after the receipt of the notice, to:

(a) Obtain possession, if necessary, and to commence and diligently pursue said cure until the same is completed, and

(b) Add the cost of said cure to the security interest debt and the lien or obligation on its security interest;

provided that in the case of a default which cannot with diligence be remedied or cured within such ninety (90) day period, such holder shall have additional time as reasonably necessary to remedy or cure such default.

In the event there is more than one such holder, the right to cure or remedy a breach or default of ATHENS under this Section shall be exercised by the holder first in priority or as the holders may otherwise agree among themselves, but there shall be only one exercise of such right to cure and remedy a breach or default of ATHENS under this Section.

No holder shall undertake or continue the construction or completion of the improvements (beyond the extent necessary to preserve or protect the improvements or construction already made) without first having expressly assumed ATHENS' obligations to City by written agreement satisfactory to City with respect to the Site or any portion thereof in which the holder has an interest. The holder must agree to complete, in the manner required by this Agreement, the improvements to which the lien or title of such holder relates, and submit evidence satisfactory to the City that it has the qualifications and financial responsibility necessary to perform such obligations. Any holder properly completing such improvements shall be entitled, upon written request made to City, to a Certificate of Completion from City.

16.7 City's Rights upon Failure of Holder to Complete Improvements. In any case where one hundred eighty (180) days after default by ATHENS in completion of construction of Project improvements under this Agreement, the holder of any mortgage creating a lien or encumbrance upon the Site or improvements thereon has not exercised the option to construct afforded in this Section or if it has exercised such option and has not proceeded diligently with construction, City may, after ninety (90) days' notice to such holder and if such holder has not exercised such option to construct within said ninety (90) day period, purchase the mortgage, upon payment to the holder of an amount equal to the sum of the following:

(a) The unpaid mortgage debt plus any accrued and unpaid interest (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings, if any);

(b) All expenses, incurred by the holder with respect to foreclosure, if any;

(c) The net expenses (exclusive of general overhead), incurred by the holder as a direct result of the ownership or management of the Site, such as insurance premiums or real estate taxes, if any;

(d) The costs of any improvements made by such holder, if any; and

(e) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued in existence to the date of payment by the City.

In the event that the holder does not exercise its option to construct afforded in this Section, and City elects not to purchase the mortgage of holder, upon written request by the holder to City, City agrees to use reasonable efforts to assist the holder selling the holder's interest to a qualified and responsible party or parties (as determined by City), who shall assume the obligations of making or completing the improvements required to be constructed by ATHENS, or such other improvements in their stead as shall be satisfactory to City. The proceeds of such a sale shall be applied first to the holder of those items specified in subparagraphs (a) through (e) hereinabove, and any balance remaining thereafter shall be applied as follows:

(a) First, to reimburse City, on its own behalf and on behalf of the City, for all costs and expenses actually and reasonably incurred by City, including but not limited to payroll expenses, management expenses, legal expenses, and others.

(b) Second, to reimburse City, on its own behalf and on behalf of the City, for all payments made by City to discharge any other encumbrances or liens on the Site or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due, to obligations, defaults, or acts of ATHENS, its successors or transferees.

(c) Third, any balance remaining thereafter shall be paid to ATHENS.

16.8 Right of City to Cure Mortgage, Deed of Trust or Other Security Interest; Default. In the event of a default or breach by ATHENS (or entity permitted to acquire title under this Section) of a mortgage prior to the issuance by City of a Certificate of Completion for the Site or portions thereof covered by said mortgage, and the holder of any such mortgage has not exercised its option to complete the Project, City may cure the default prior to completion of any foreclosure. In such event, City shall be entitled to reimbursement from ATHENS or other entity as appropriate of all costs and expenses incurred by City in curing the default, including legal costs and attorneys' fees, which right of reimbursement shall be secured by a lien upon the Site to the extent of such costs and disbursements. Any such lien shall be subject to:

(a) Any mortgage for financing permitted by this Agreement; and

(b) Any rights or interests provided in this Agreement for the protection of the holders of such mortgages for financing;

Provided, however, that nothing herein shall be deemed to impose upon City any affirmative obligations (by the payment of money, construction or otherwise) with respect to the Site in the event of its enforcement of its lien.

16.9 Right of the City to Satisfy Other Liens on the Property After Conveyance of Title. After the conveyance of Title, if applicable, and prior to the recordation of a Certificate of Completion for construction and development, and after ATHENS has had a reasonable time to challenge, cure, or satisfy any liens or encumbrances on the Site or any portion thereof, the City shall have the right to satisfy any such liens or encumbrances; provided, however, that nothing in this Agreement shall require ATHENS to pay or make provision for the payment of any tax, assessment, lien or charge so long as ATHENS in good faith shall contest the validity or amount thereof, and so long as such delay in payment shall not subject the Site or any portion thereof to forfeiture or sale.

16.10 Minor Amendments. City's Planning Director shall be authorized to approve and execute minor non-substantive amendments to this Agreement as may be requested by ATHENS' lender in relation to the protection of such lender's security interest in the Site, without formal approval of the Planning Commission or City Council.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, City and ATHENS have executed this Agreement on the date first above written.

ATHENS
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr.,
Board Chairman

By: _____
Michael Arakelian,
Vice President/Secretary

CITY
CITY OF IRWINDALE

By: _____
Mark Breceda, Mayor

ATTEST:

_____
Chief Deputy City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

EXHIBIT A
FACILITY SCOPE & COMPONENTS

ATHENS proposes to construct the Project on the Site in up to three (3) phases, based on market demand and the capacity constraints of the phase(s) of the Project then-constructed. As more particularly set forth on the Schedule of Performance, the obligation to construct the second (and, if applicable, third) phase(s) of the Project shall be triggered at such time that the City reasonably determines, in consultation with ATHENS, that those portions of the MRF/TS then-constructed have been operating at eighty-five percent (85%) of maximum capacity for a continuous three (3)-month period, such that additional capacity must be constructed in order to meet the projected demand at the MRF/TS for the next ____ years. The proposed improvements may consist of the following proposed uses and approximate square footages to be developed based on market factors as reasonably determined by ATHENS over time:

Project Element	Aggregate Approximate Square Footage	Phase 1 Approximate Square Footage
Construction and Debris	41,500 s.f.	_____ s.f.
Self-Haul – Construction & Debris	52,000 s.f.	_____ s.f.
Employee Area	9,249 s.f.	_____ s.f.
Convenience Store	2,587 s.f.	_____ s.f.
Scale House (4 Total)	200 s.f.	_____ s.f.
Office	12,780 s.f.	_____ s.f.
MRF/Transfer Station	104,732 s.f.	_____ s.f.
Material Staging	25,000 s.f.	_____ s.f.
Maintenance	17,180 s.f.	_____ s.f.
TOTAL:	Approx. 265,228 s.f.	Approx. _____ s.f.

EXHIBIT B

MAP AND LEGAL DESCRIPTION OF THE SITE

LEGAL DESCRIPTION

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

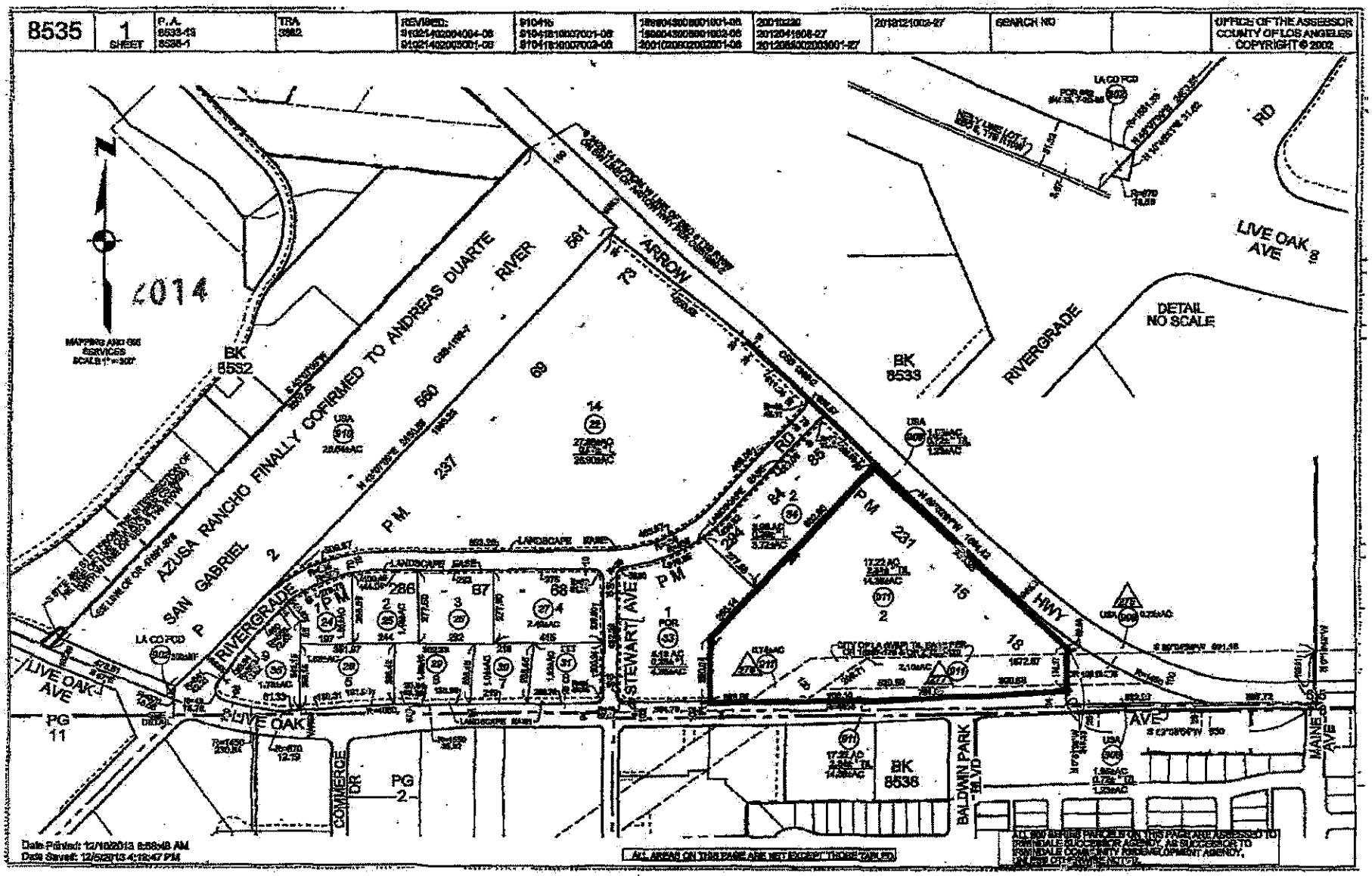
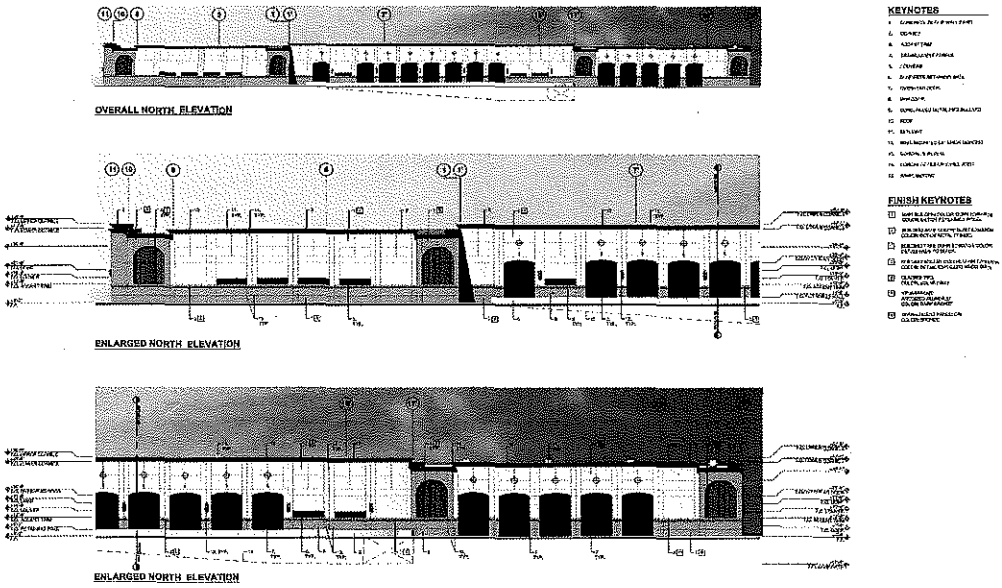

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OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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SAN GABRIEL 2
RIVER
ARROW
RIVERGRADE
RIVERGRADE RD
LIVE OAK AVE
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EXHIBIT C

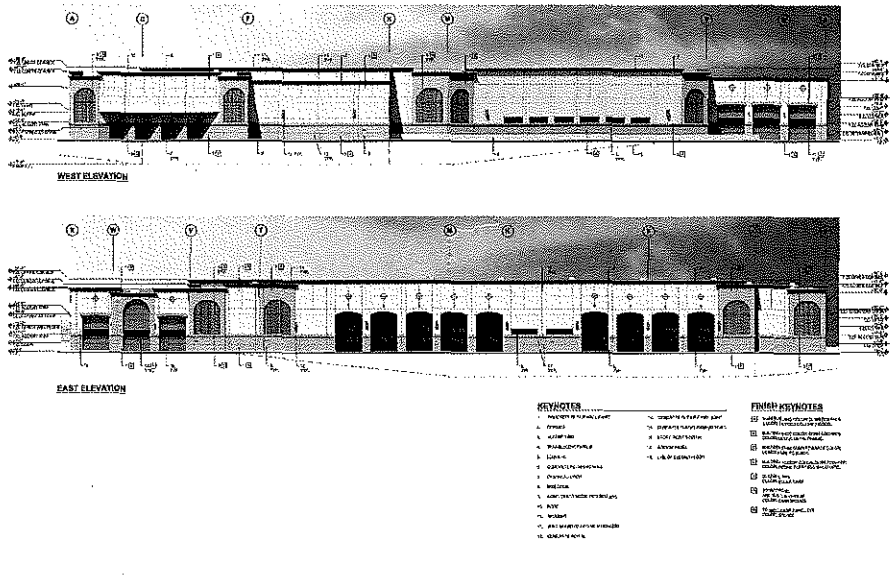
PROJECT DEPICTION



North Exterior Elevation

Athens Invindale

A5.1

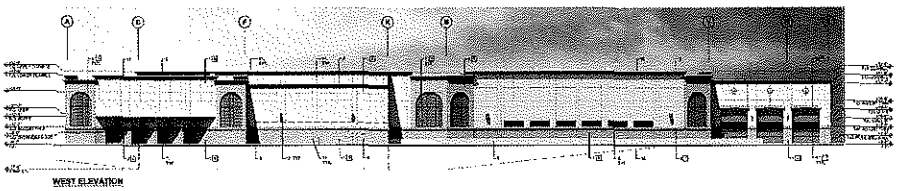


West & East Exterior Elevation

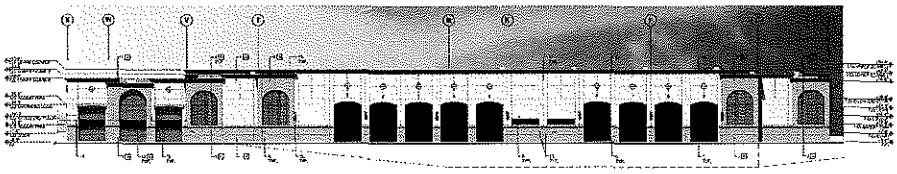
Athens Invindale

A5.3

PROJECT DEPICTION



WEST ELEVATION



EAST ELEVATION

KEYNOTES

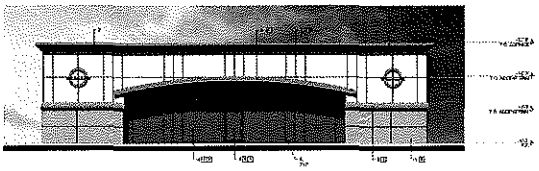
FINISH KEYNOTES

West & East Exterior Elevations

Athens Irwindale
Material Recovery Facility and Transfer Station
7200 Arrow Hwy Irwindale, CA

Job No. 3955
01.27.2017

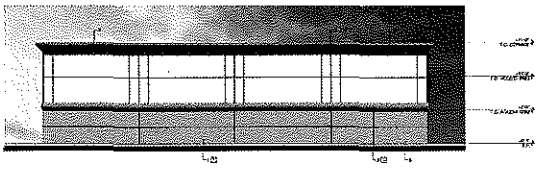
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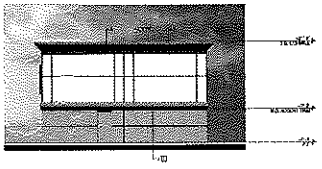
NORTH ELEVATION

KEYNOTES

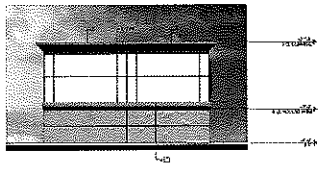
FINISH KEYNOTES



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Exterior Elevations - Convenience Store

Athens Irwindale
Material Recovery Facility and Transfer Station
7200 Arrow Hwy Irwindale, CA

Job No. 3955
01.27.2017

A5.4

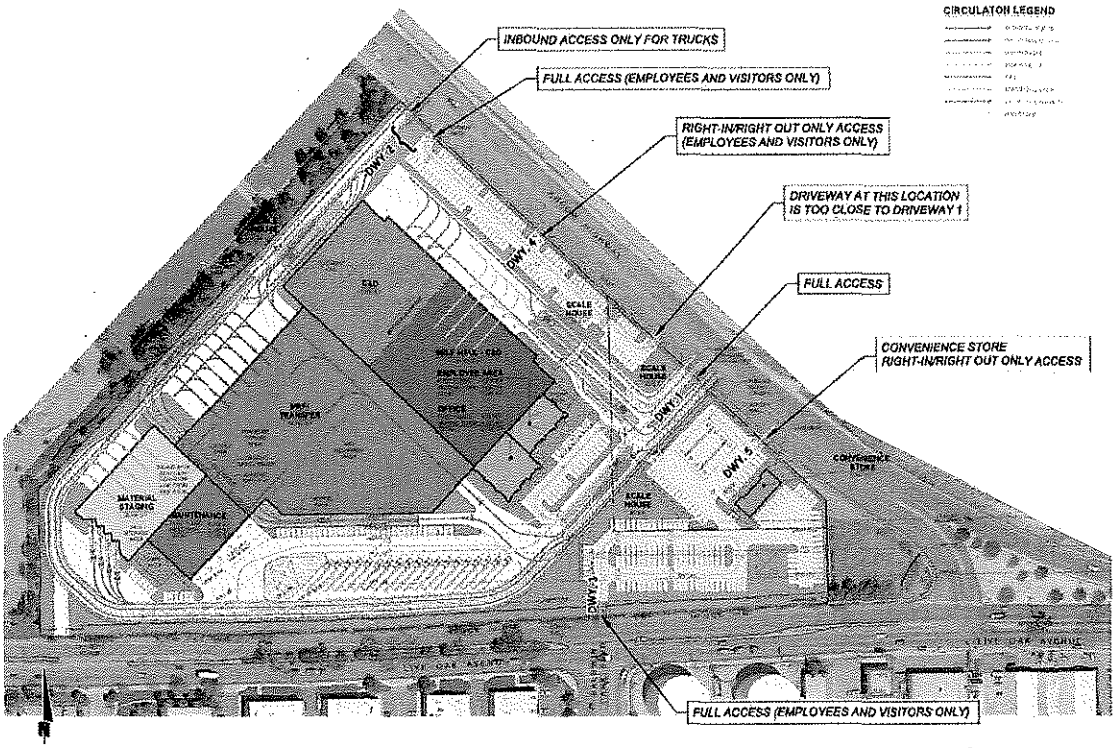
EXHIBIT D

LIST OF OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A
4	Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn

		access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard
8	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete intersection per City standard Traffic Signal Modification adding video vehicle detection per City Standard
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard

EXHIBIT B: ACCESS AND ON-SITE CIRCULATION



10910 - 001.dwg

URBAN CROSSROADS

EXHIBIT E

IN-LIEU AND FAIR-SHARE FEE SCHEDULE FOR OFF-SITE IMPROVEMENTS

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)	Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City 18 months after the effective date of agreement.
2	Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)	Construct a concrete intersection per City standard Construct a new traffic signal with the followings geometry: Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane Eastbound Approach: One left turn lane and one right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
3	Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)	Construct a concrete intersection per City standard A stop control at driveway 2 Northbound Approach: One left turn lane (two way turn lane) and two through lanes. Southbound Approach: Two through lanes and one right turn lane. Eastbound Approach: One shared left turn and right turn lane. Westbound Approach: N/A	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
4	Intersection of Live Oak Avenue (EW) and Baldwin	Traffic signal modification adding video vehicle detection per City Standard Northbound Approach: Two left turn lanes and one shared through-right turn lane.	100% of total cost for this improvement. Applicant shall construct and complete this

	Park Boulevard (NS)	Southbound Approach: One left turn lane and one shared through-right turn lane. Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane Westbound Approach: One left turn lane, two through lanes, and one right turn lane.	improvement before occupancy.
5	Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 4. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
6	Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)	Construct a concrete right in / right out concrete intersection per City standard. A stop control at Driveway 5. Northbound Approach: Two through lanes (no left turn access). Southbound Approach: One through lane and one shared through-right turn lane. Eastbound Approach: One right turn lane. Westbound Approach: N/A.	100% of total cost for this improvement. Applicant shall construct and complete this improvement before occupancy.
7	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement, which is estimated at One Million Dollars ($1,000,000). Applicant shall pay the full amount to the City in accordance with attached Schedule E-1
8	Intersection of Live Oak Avenue	Traffic Signal Modification adding video vehicle detection	For item 7 through 12, the applicant shall be responsible

	and Arrow Highway (East Intersection)	per City Standard Resurfacing and restripe intersection per City Standard	for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2
9	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
11	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
13	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

FAIR-SHARE FEE SCHEDULE E-1

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
1	I-605 SB Off-Ramp (NS) / Arrow Highway	Traffic Signal Modification per Caltrans Standard Construct a 2nd southbound left turn lane per Caltrans Standard Restripe intersection per Caltrans Standard	1/3 (33.33%) of total cost for this improvement. Applicant shall pay the full amount to the City 12 months in accordance with payment schedule as shown below.

Payment Number	Description	Due Date	Amount
1	Initial payment is to start the design of the subject improvement.	January 1, 2025	$200,000
2	First Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2026	$80,000
3	Second Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2027	$80,000
4	Third Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2028	$80,000
5	Forth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2029	$80,000
6	Fifth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2030	$80,000
7	Sixth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2031	$80,000
8	Seventh Payment of the 10%	January 1, 2032	$80,000

	of the remaining $800,000.00 for the construction of the subject improvement.*		
9	Eighth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2033	$80,000
10	Ninth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2034	$80,000
11	Tenth Payment of the 10% of the remaining $800,000.00 for the construction of the subject improvement.*	January 1, 2035	$80,000

Note * - The final design plans will incorporate Athens comments that are consistent with the requirement as stated in the approved Final Environmental Report before submission to Caltrans for final approval.

FAIR-SHARE FEE SCHEDULE E-2

Item Number	Location of Improvement	Description of improvement	Athens Fair-Share Fee
7	Intersection of Live Oak Avenue and Arrow Highway (East Intersection)	Traffic Signal Modification adding video vehicle detection per City Standard Resurfacing and restripe intersection per City Standard	For item 7 through 12, the applicant shall be responsible for a lump sum payment of $500,000.00 payable to the City in accordance with a five year payment plan as shown in attached Schedule E-2
8	Intersection of Arrow Highway and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
9	Intersection of Live Oak Avenue and Rivergrade Road	Construct a concrete overlay per City standard Traffic Signal Modification adding video vehicle detection per City Standard	Same as No. 7 above.
10	Arrow Highway between Live Oak Avenue and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
11	Live Oak Avenue between Arrow Highway (East) and I-605 Fwy	Resurfacing and restripe the street per City Standard	Same as No. 7 above.
12	Rivergrade Road between Live Oak Avenue and Arrow Highway	Resurfacing and restripe the street per City Standard	Same as No. 7 above.

Payment Number	Description	Due Date	Amount
1	First Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2018	$100,000
3	Second Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2019	$100,000
4	Third Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2020	$100,000
5	Forth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2021	$100,000
6	Fifth Payment of the 20% of the $500,000.00 for the construction improvement 7 through 12 as stated above.	December 31, 2022	$100,000

EXHIBIT F

EXISTING DEVELOPMENT APPROVALS

EXHIBIT G

SCHEDULE OF PERFORMANCE

Event	Item To Be Performed	Time For Performance	Agreement Reference
1.	Agency and City conduct duly-noticed public hearing on DDA and FEIR	June 8, 2016	DDA § 216
2.	City files Notice of Determination for FEIR	June 9, 2016	N/A
3.	Oversight Board conducts duly-noticed public hearing on DDA	June 9, 2016	N/A
4.	State of California Department of Finance approves (or is deemed to have approved) or disapproves DDA	June 17, 2016	N/A
5.	Notice Planning Commission public hearing for GPA, ZC, DA, CUP, SP&DR, CUP, and FA	09/8/17	N/A
6.	Planning Commission public hearing for recommendation to City Council	9/20/17	N/A
7.	City notices City Council public hearing	9/28/17	N/A
8.	City Council public hearing (including first reading of ordinances for General Plan Amendment, Zoning Ordinance Amendment, and Development Agreement)	10/11/17	N/A
9.	SP&DR, CUP, and Franchise Agreement become effective	10/31/17	N/A
10.	City Council meeting (second reading of ordinances for General Plan Amendment, Zoning Ordinance Amendment, and Development Agreement)	10/25/17	N/A

Event	Item To Be Performed	Time For Performance	Agreement Reference
11.	General Plan Amendment, Zone Text Amendment, and Development Agreement ordinances become effective	11/24/17	N/A
12.	Athens submits application to California Integrated Waste Management Board (CIWMB) for Solid Waste Facilities Permit (SWFP)	Within sixty (60) days of Event ___	DA Recital L
13.	Athens responds to written inquiries received by CIWMB regarding SWFP application	Within thirty (30) days of receipt of such written inquiry	N/A
14.	Athens prepares and submits to City its Schematic Design Drawings for phase 1 of the Project	Within ninety (90) day of Event 13	DA, Exhibit "A"
15.	City reviews and approves or disapproves the Schematic Design Drawings for phase 1	Within sixty (60) days of Event 14	N/A
16.	Athens prepares and submits to City Design Development Drawings and Preliminary Landscape Plans for the Project	Within ninety (90) day of Event 15	N/A
17.	City reviews and approves or disapprove the Design Development Drawings and Preliminary Landscape Plans	Within thirty (30) days of Event 16	N/A
18.	Athens submits final building plans (Construction Drawings) for phase 1 of the Project	Within sixty (60) days of Event 17	DA, Exhibit "A"
19.	City reviews and approves or disapproves the final building plans (Construction Drawings) for phase 1 of the Project	Within ninety (90) days of Event 18	DDA § 404(2)(b)
20.	Close of Escrow	See DDA	DDA § 405
21.	Athens commences construction of	Within ninety (90) days of	DA, Exhibit

Event	Item To Be Performed	Time For Performance	Agreement Reference
	phase 1 of the Facility	Event 19	"A"
22.	Athens completes construction of phase 1 of the Facility	Within ____ (___) days of Event 21	DA, Exhibit "A"
23.	Athens prepares and submits to City its Schematic Design Drawings for phases 2 and 3 of the Project and constructs each of such phases	Within the same timeline described in Events 14-19 and 20-22 above for each of phase 2 and 3	

It is understood that the foregoing Schedule of Performance is subject to all of the terms and conditions set forth in the text of the Development Agreement, including any events of Enforced Delay. The summary of the items of performance in this Schedule of Performance is not intended to supersede or modify the more complete description in the text; in the event of any conflict or inconsistency between this Schedule of Performance and the text of the Development Agreement, the text shall govern.

The time periods set forth in this Schedule of Performance may be altered or amended only by written agreement signed by both Athens and City. However, minor adjustments may be implemented by the City Manager as needed to conform the above Schedule with the Parties' actual performance of agreements and/or undertaking of Project activities. A failure by either Party to enforce a breach of any particular time provision shall not be construed as a waiver of any other time provision. The City Manager of the City shall have the authority to approve extensions of time without City Council action, respectively, not to exceed a cumulative total of 180 days.

EXHIBIT H

SCHEDULE OF ESTIMATED CITY FEES

[See attached - Insert separately]

EXHIBIT I

HOST FEE DESCRIPTION & CALCULATION

1. Advancement of Costs

As memorialized in the Reimbursement Agreement as amended, ATHENS has advanced to City funds to cover City costs for CEQA compliance, Project review, consultant and legal support and other Project related costs, which funds shall not be reimbursable or charged against any future payments by ATHENS to City as provided herein.

2. Initial Payment and Escrow Funds

ATHENS has deposited five hundred thousand dollars ($500,000) into an escrow account ("Escrowed Funds") with escrow agent JPMorgan Chase Bank, NA ("Escrow Agent") per that certain Escrow Agreement by and between City, ATHENS and Escrow Agent dated August 28, 2013. The Escrowed Funds will be (a) payable to the City if ATHENS fails to build the Facility pursuant to the terms of this Agreement, or (b) returned to ATHENS if either (i) the Facility is not completed and this Agreement is terminated for any other reason, including without limitation, pursuant to the failure to pay Host Fees or pay reimbursable costs pursuant to the Reimbursement Agreement, or (ii) if the Department of Finance fails to approve this Agreement or Other Agreements, or the PMP , or (iii) upon commencement of operations at the Facility.

a. The Escrowed Funds are held by an escrow agent in an interest-bearing account, which interest shall be paid quarterly to ATHENS.

b. If the City believes that ATHENS has not proceeded diligently and in accordance with the Schedule of Performance to secure all necessary permits and entitlements for the development and thereafter complete development of the Facility in accordance with the terms of this Agreement, then City shall provide written notice to ATHENS of such belief and undertake all necessary processes pertaining to default/cure/termination as set forth in Article 10.0 hereof.

c. If the City finds pursuant to Article 10.0 that ATHENS has committed an unjustified and uncured default resulting in termination of this or Other Agreements, then the City shall be entitled to the Escrowed Funds to be used by the City for its general governmental purposes as the City deems appropriate and the Parties shall have no further rights or obligations to each other following said termination.

3. Deposit

Upon the later to occur of (i) the final approval by City of the Facility (such final approval being demonstrated by issuance of a certificate of occupancy for the Site), (ii) the

Agreements Approval Date (as defined in the MOU), and (iii) the CEQA Completion Date, ATHENS will deposit into the City's bank account a deposit of $5,000,000 ("Deposit"), less any amounts advanced to City for City costs expended prior to these approvals, including but limited to, amounts advanced in accordance with the Reimbursement Agreement and the MOU and/or costs to prepare environmental studies, process and negotiate the permits, entitlements and conditions of the Project. The Deposit shall include a payment of $1,000,000 which upon receipt of (1) all permits from the Waste Management Board and other third-party government agencies required to operate the Facility, and (2) all permits, sign-offs and approvals by the Successor Agency and City necessary to commence Facility operations, will be deemed non-refundable to be used by the City for its general governmental purposes and shall not be credited against Host Fee payments. For the first year of operations and subsequent years thereafter, the Host Fee will be drawn down against the Deposit until the Deposit balance is depleted. After the Deposit is paid, should the Project be terminated due to default by ATHENS or terminated by ATHENS without cause, the City shall retain the remaining balance of the $5,000,000 Deposit; but if the Project is terminated by ATHENS due to the default of City, the City shall refund to ATHENS any and all of the remaining balance of the Deposit, including but not limited to the $1,000,000 "non-refundable" portion, but not including any amounts expended by the City in accordance with the terms of the MOU.

4. Host Fee

Upon the commencement of the first year of operations, and for every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City. The Host Fee shall be $1.70 per ton deposited at the MRF/TS ("Host Fee Rate"). The Host Fee shall be determined at the end of the calendar year based on the tonnage actually deposited and shall be supported by an audit of the tonnage provided by ATHENS at its sole cost. The City shall be paid for the tons deposited at the MRF/TS no later than thirty (30) days from December 31st.

5. Adjustments

a. *Consumer Price Index ("CPI")*. The Host Fee Rate shall be subject to an increase every five (5) years during the Term equal to 100% of the CPI [based on index for Los Angeles-Riverside-Orange County], as measured from the 1st of January in the year following commencement of operations. In addition, should the City issue a termination under Article 10.0 of this Agreement, the Host Fee shall be fixed as of the termination notice date and no further CPI adjustments to the Host Fee shall occur during the remaining ten year period of the term.

b. *Most Favored Nations Clause*. If ATHENS agrees to pay any other city a higher host fee when all terms are considered and equalized with the terms between the City and ATHENS, ATHENS shall notify City within 30 days and the Host Fee for the MRF/TS will be adjusted to match the other city's deal. ATHENS will provide a copy of such other deal and explanation of factors that should be considered in comparing it to the MRF/TS deal. The parties will either agree to a financial analysis or have such analysis prepared by a consultant mutually selected by the parties to factor any differences in the

terms of the two deals so as to compare the host fees on an equal basis. For example, if ATHENS secures free land for a similarly-sized facility as the MRF/TS, the fair market value of the land, plus applicable financing fees, shall be calculated as an annual amount for the term of the MRF/TS and deducted against the fee to be compared against the Host Fee for the MRF/TS.

6. Example

By way of illustration only and without limiting the generality of the foregoing, the following is an illustrative example of the allocation of projected revenues based on an assumed 1,000,000 tons received in the first year and second year of operations ignoring adjustments:

Initial Deposit	$5,000,000
EIR Costs Incurred by City	- $1,350,000
Initial Payment (non-refundable)	$500,000 (not included in deposit remaining)
Escrowed Funds	$500,000
Deposit Remaining When Agreements Signed (Initial Payment is not included and is retained by City)	$4,250,000
Payment Upon Receipt of Permits	- $1,000,000
Deposit Remaining	$3,250,000
Return of Escrowed Funds upon commencement of operations at MRF/TS	- $500,000
Deposit Remaining	$2,750,000
Deduction of Host Fee Payment for 1st Year of Operations	- $1,700,000
Deposit Remaining	$1,050,000
Deduction of Host Fee Payment for 2nd Year of Operations	- $1,700,000
Fund Balance	- $650,000
Payment to Bring Fund Balance to $0	$650,000
Fund Balance	0

In the event this or Other Agreements are terminated prior to completion of the MRF/TS for any reason other than a breach by ATHENS, all of the funds described above, other than the EIR costs incurred by City and the Initial Payment, shall be returned to ATHENS. Using the example above, $4,750,000 would be returned to ATHENS.

EXHIBIT J

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

Recording Requested by and
When Recorded Return to:

City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

(Space Above This Line for Recorder's Office Use Only)

ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION AND CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT ("Assignment") is entered into as of this ___ day of _____, 20__ ("Effective Date"), by and between ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Assignor"), and _____ ("Assignee"), and THE CITY OF IRWINDALE, a municipal corporation ("City").

RECITALS

A. City and Assignor are parties to that certain Development Agreement dated _____ and recorded _____ as Instrument No. ____ of Official Records of Los Angeles County, California (the "Agreement"). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

B. The Agreement provides for the development of the Site legally described in Exhibit "A" hereto.

C. Pursuant to Section 7.4 of the Agreement, Assignor (referred to as "ATHENS" in the Agreement) may transfer the Agreement, or the Site or any part of the Site, to another entity upon City's approval of an assignment and assumption agreement.

D. Prior to the Effective Date of this Assignment, Assignor has contracted and sold the Site to Assignee [IF APPLICABLE]. Assignor now wishes to transfer to Assignee the Site along with all of Assignor's rights and obligations under the Agreement with respect to the development and operation of the Site, and Assignor and Assignee desire to obtain City's specific consent to such transfer.

E. Assignor and Assignee hereby represent to City that Assignee shall perform all obligations of Assignor under the Agreement, and that Assignee (a) has the financial strength and

capability to perform such obligations and (b) has sufficient experience and expertise in the planning, financing, development, ownership and operation of similar projects. To this end, all parties warrant that the following information has be provided to the satisfaction of City:

i. The Assignee's audited financial statements for the immediately preceding three (3) operating years;

ii. Reasonably satisfactory evidence that the proposed Assignee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by Assignor; '

iii. Reasonably satisfactory evidence that in the last five (5) years, the proposed Assignee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the Assignee has provided the City with a complete list of such citations and censures;

iv. Reasonably satisfactory evidence that the Assignee's key principals have no felony criminal convictions;

v. Poof that the proposed Assignee conducts its refuse and waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; and

vi. Any other information reasonably required by the City to ensure the proposed Assignee can fulfill the terms of the Agreement and "Other Agreements" identified therein, including the payment of indemnities and damages and provision of bonds and/or performance standards.

F. Based upon such representation, City wishes to consent to such transfer subject to the terms of this Assignment.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, Assignor and Assignee agree as follows:

1. Representations. Assignor and Assignee represent and certify the following:

a. That all of the above recitals are true and correct.

b. To the best of Assignor's knowledge, no default presently exists under the Agreement and no state of facts exist which would constitute a default under the Agreement.

2. Assignment. Assignor hereby assigns, sells, and conveys and otherwise transfers to Assignee all of Assignor's interests, rights and obligations under the Agreement with

respect to the Site. This assignment shall be effective on the Effective Date, as first written above, provided that City consents thereto as evidenced by its execution of this Assignment in the space set forth below.

3. Assumption of Agreement. Assignee hereby accepts all of Assignor's interests, rights and obligations under the Agreement with respect to the Site and assumes and agrees to perform all of Assignor's corresponding obligations, terms, covenants, and conditions under the Agreement on, from and after the Effective Date. Assignee acknowledges that (i) it has received a copy of the Agreement and is fully familiar with its terms, and (ii) City has made no representations concerning the Agreement except as expressly provided herein.

4. Due Execution. The person(s) executing this Assignment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Assignment on behalf of said party, (iii) by so executing this Assignment, such party is formally bound to the provisions of this Assignment, and (iv) the entering into this Assignment does not violate any provision of any other agreement to which said party is bound.

5. Full Force and Effect. The parties further agree that, except as specifically provided in this Assignment, the terms of the Agreement shall remain unchanged and in full force and effect.

6. New Bonds. Pursuant to Section 13 of the Agreement, City's consent hereto is conditioned on Assignor's providing substitute bonds or other security as may be required by the Agreement.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed and entered into this Assignment as of the date first written above.

"Assignor"
ARAKELIAN ENTERPRISES, INC., dba
ATHENS SERVICES, a California corporation

By: _____
Ron Arakelian, Jr., Board Chairman.

By: _____
Michael Arakelian, Vice President/Secretary

"Assignee"

_____

_____
By: _____
Its: _____

_____
By: _____
Its: _____

-
- (Corporations require two signatures; one for each of the following: A. Chairman of Board, President or Vice President; and B. Secretary, Assistant Secretary Treasurer, Assistant Treasurer or Chief Financial Officer.)

CONSENT TO ASSIGNMENT

City hereby consents to the foregoing assignment to Assignee of Assignor's interests, rights and obligations in the Development Agreement, dated __, and the corresponding acceptance thereof and assumption by Assignee of Assignor's corresponding interests, obligations, terms, covenants, and conditions made under the Agreement subject to all of the terms, covenants, and conditions set forth in this Assignment.

"City"

ATTEST:

CITY OF IRWINDALE,
a California municipal corporation

_____
Chief Deputy City Clerk

_____
City Manager

APPROVED AS TO FORM:

_____
Fred Galante, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE

LEGAL DESCRIPTION

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

EXHIBIT K

FORM OF CERTIFICATE OF COMPLETION

FREE RECORDING REQUESTED BY

City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
Attn: City Manager

AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

Athens Services
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code §6103)

CERTIFICATE OF COMPLETION

WHEREAS, pursuant to that certain Development Agreement by and between the CITY OF IRWINDALE, a California municipal corporation ("City") and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation ("Athens"), dated _____ (the "Agreement"), Athens has agreed to develop that certain real property situated in the City of Irwindale, California, described on Exhibit "A" attached hereto and made a part hereof ("Site"); and

WHEREAS, as referenced in the Agreement, City shall furnish Athens with a Certificate of Completion upon completion of construction and development and the opening of the business, which certificate shall be in such form as to permit it to be recorded in the Official Records of the County Recorder of the County of Los Angeles, California ("Official Records"); and

WHEREAS, the parties also entered into that certain Disposition and Development Agreement ("DDA") that provided for certain covenants to run with the land, which covenants were incorporated into the Deed (as defined in the DA) or in that certain Declaration of Covenants, Conditions and Restrictions recorded on _____ as Instrument No. _____ of the Official Records (the "Declaration"); and

WHEREAS, this Certificate of Completion shall constitute a conclusive determination by City of the satisfactory completion by Athens of the construction and development required by the Agreement and of Athens's full compliance with the terms of the Agreement with respect to such construction and development, but not of the other provisions of the Deed or the Declaration, the provisions of which shall continue to run with the land pursuant to their terms; and

WHEREAS, City has conclusively determined that the construction and development on the Site has been satisfactorily completed by Athens in full compliance with the terms of the Agreement and that the business has opened.

NOW, THEREFORE:

1. The improvements required to be constructed have been satisfactorily completed and the business has opened in accordance with the provisions of said Agreement.

2. This Certificate of Completion shall constitute a conclusive determination of satisfaction of the agreements and covenants contained in the Agreement with respect to the obligations of Athens, and its successors and assigns, to construct the improvements and the dates for the beginning and completion thereof.

3. This Certificate of Completion shall not constitute evidence of Athens' compliance with the other provisions of the Agreement, Deed, DDA or the Declaration, the provisions of which shall continue to run with the land.

4. This Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Athens to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof.

5. This Certificate of Completion is not a Notice of Completion as referred to in California Civil Code Section 3093.

6. Except as stated herein, nothing contained in this instrument shall modify in any way any other provisions of the Agreement or any other provisions of the documents incorporated therein.

IN WITNESS WHEREOF, the City has executed this Certificate of Completion this ____ day of _____, 201_.

THE CITY OF IRWINDALE

By: _____
_____, Mayor

ATTEST:

By: _____
Its: _____

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By: _____
Fred Galante, City Attorney

CONSENT TO RECORDATION

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation, which is "Athens" as defined herein and the owner of the Site, hereby consents to the recordation of this Certificate of Completion against the Site.

Dated: _____

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California corporation

By: _____ By: _____

Ron Arakelian, Jr., Board Chairman. Michael Arakelian, Vice President/Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On ____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

WITNESS my hand and official seal.

_____
Notary Signature

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE

LEGAL DESCRIPTION

Real property in the City of Irwindale, County of Los Angeles, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 22152, IN THE CITY OF IRWINDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 231 PAGES 15 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8535-001-911

EXHIBIT L

OFF-SITE IMPROVEMENT LIST

ATTACHMENT "D"

RESOLUTION NO. 2017-75-2973

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED CONVENIENCE STORE TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 OFF SALE BEER & WINE), AND FOR THE OPERATION OF A FUELING STATION ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), IN THE M-2 (HEAVY MANUFACTURING) ZONE, SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, the Applicant, 14048 Valley Boulevard, City of Industry, CA 91746 has made a request for a Conditional Use Permit (CUP 08-2016) for the establishment of a convenience store that sells beer and wine for off-site consumption and the operation of a fueling station, located at 2200 Arrow Highway, pursuant to Sections 17.80.030(22), and 17.36.010(23) of the Irwindale Municipal Code.

(ii) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The convenience store will be approximately 2,587 square feet with eight gas or diesel pumps on an island with an overhead canopy. The convenience store will sell beer and wine for off-site consumption. The Subject Property is zoned M-2 (Heavy Manufacturing).

(iii) On June 8, 2016, the City Council, at a public hearing, certified Final Environmental Impact Report (FEIR) (SCH#2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(iv) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(v) The City, as the Lead Agency, has analyzed the project and has determined that the proposed project has been adequately analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(vi) On September 20, 2017, the Planning Commission conducted a public hearing, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the proposed project; closed the public hearing; and, after discussion, approved Resolution No. 739(17) recommending that the City Council approve Conditional Use Permit No. 08-2016.

(v.) On October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application, including the Conditional Use Permit, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; and closed the public hearing.

(vi.) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Irwindale as follows:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

4. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, site plans and Conditions of Approval attached hereto as Exhibit "A", this City Council hereby specifically finds as follows:

a. That the site is adequate in size and shape for the proposed use.

The site is adequate in size and shape for the proposed use for the following reasons: The site is 17.22 acres and zoned M-2 (Heavy Manufacturing). The proposed 2,587 square foot convenience store is less than .3% of the site. The proposed CUP is for a the operation of a fueling station and Type 20, Off-Sale Beer and Wine permit and alcohol sales will be a small part of the merchandise sold at the convenience store. No more than 500 square feet of floor area is permitted for the sale of beer and wine. The store will also sell non-alcoholic beverages, snacks, and sundries. The proposed use is a typical product sold at similar-type convenience stores. The convenience store is carefully designed and

located on the site to adequately accommodate parking and on-and-off site circulation with access from multiple driveways along Arrow Highway. 26 parking stalls are provided for the convenience store use, located in front of the store and to the west of the store.

b. That the site has sufficient access to streets and highways adequate in width and pavement type to carry the quantity of traffic generated by the proposed use.

The site is bordered by Arrow Highway on the North and Northeast and Live Oak Avenue on the South. Access to the I-605 Freeway is provided via Arrow Highway and Live Oak Avenue. The certified FEIR (SCH#2013051029) analyzed traffic volumes, trip distances, and overall circulation of the project, including the convenience store and fueling station. The site has sufficient access to streets and highways adequate to carry the quantity of traffic generated by the proposed use because Arrow Highway, a multi-lane street, is classified in the General Plan as a major arterial, sufficient to accommodate additional travel generated by the use.

c. That the proposed use will not have an adverse effect on adjacent property.

The proposed use, as conditioned, will not have an adverse effect upon adjacent properties because the Applicant will develop an existing vacant parcel with specific mitigation measures which will be enforced to reduce dust, noise and visibility from adjacent properties. The use will provide goods and services to surrounding businesses and commuters on Arrow Highway and Live Oak Avenue. The site has been designed to accommodate vehicle circulation and meet parking standards. The adjacent properties to the west and south are developed with industrial uses that create loud noise, including a distribution center with heavy trucking. Properties to the south, across Live Oak Avenue (a 4-lane road) have industrial uses including a machining company, an industrial business park, and a large tank facility for the Valley County Water District. The subject site is located at the back of the Santa Fe Dam Recreation Area and is separated by Arrow Highway, a multi-lane arterial roadway and the proposed use is located at such a distance so as not to have an adverse effect on the recreation area.

1. That the proposed use serves the public convenience or necessity, based upon the factors outlined in Section 17.58.060.

This finding is supported by the following facts:

a. The issuance of the conditional use permit would not duplicate services and therefore contribute to an over-concentration of alcoholic beverage establishments because the nearest off-sale use is over one mile from the subject site;

b. Alcohol sales are related to the function of the proposed use in that it is common that similar-type convenience stores sell beer and wine, and it would place the business in an economic disadvantage with other similar convenience stores that sell beer and wine;
c. The proposed establishment will serve a niche in the market not filled by other alcoholic beverage establishment licenses in the area, in that the nearest off-sale use is over one mile from the subject site;
d. The proposed establishment will provide the convenience of purchasing alcoholic beverages in conjunction with other beverage and food sales as well as other merchandise;
e. The aesthetic character and ambiance of the proposed establishment will be consistent with the City's Commercial and Industrial Design Guidelines;
f. There are conditions of approval that prescribe the manner in which the proposed establishment is to be conducted, including the extent to which the establishment will provide an adequate and well trained staff.
g. The proposed establishment complements the established or proposed businesses in the surrounding area in that it will provide goods and services, including packaged food, alcoholic and non-alcoholic beverages, and sundries to the surrounding industrial and warehouse businesses and commuters;
h. According to the Irwindale Police Department, the proposed establishment, location and/or operator has no history of law enforcement problems;
i. According to the Irwindale Police Department, the crime rate in the reporting district and adjacent reporting districts is comparable to other areas in the city and adjacent cities;
j. According to the Irwindale Police Department, the number of alcohol-related police calls for service, crimes or arrests in the reporting district and in adjacent districts is comparable to other areas of the city and adjacent cities;
k. Conditions of approval have been included to ensure that the proposed establishment will maintain security, or surveillance, both inside and outside the premises and comply with all applicable laws.

2. That the proposed establishment will comply with the conditions of approval at Section 17.58.070; 17.58.080; and 17.58.090 of this chapter.

This finding is supported by the following facts:

The conditions of approval contained in Sections 17.58.070; 17.58.080; and 17.58.090 of the IMC have been incorporated into the conditions of approval for this proposal, including, but not limited to, convenience store staff training, adequate exterior lighting, graffiti removal, and requiring the applicant or operator to obtain all required licenses and permits.

5. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby approves Conditional Use Permit No. 08-2016 subject to the conditions set forth in Exhibit "A" attached hereto and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

6. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 11th day of October 2017.

_____
Mark A. Breceda, Mayor

ATTEST:

_____
Laura M. Nieto, CMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2017-75-2973 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 11th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Laura M. Nieto, CMC
Chief Deputy City Clerk

EXHIBIT "A"

CITY COUNCIL RESOLUTION NO. 2017-75-2973

CONDITIONAL USE PERMIT NO. 08-2016
Athens Services
2200 Arrow Highway
Irwindale, CA 91706

FINAL CONDITIONS OF APPROVAL

GENERAL

1. The activities authorized by this Conditional Use Permit for the establishment and operation of a convenience store that sells beer and wine (Type 20 ABC license – Off Sale Beer and Wine) and a fueling station with eight pumps and overhead canopy. The timing and any expiration of this Conditional Use Permit approval shall be consistent with the provisions in Development Agreement No. 02-2016. To the extent that any inconsistencies occur, the development agreement provisions shall prevail.

2. The Applicant shall agree and consent, in writing, to each and every condition of permit approval set forth herein within twenty (20) days from the adoption of this Resolution by the City Council approving the Conditional Use Permit.

3. The signed Final Conditions of Approval shall be photocopied and included as a sheet in the plans.

4. Plans for any proposed site improvements shall be submitted to the Los Angeles County Fire Department and City Building Department for review and approval prior to the issuance of Building Permits.

5. Prior to the issuance of an occupancy permit and final inspection by the Planning Division, all applicable conditions of approval and all mandatory improvements shall be completed to the reasonable satisfaction of the City.

6. All graffiti shall be adequately and completely removed or painted over within 48 hours of such graffiti being affixed on any structure or fence at the Property, or notification thereof, whichever is later.

7. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions or other codes, regulations of standards enforced by or beneficial to the City of Irwindale in accordance with IMC Section 17.90.

8. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 08-2016. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.

9. City inspectors shall have access to the Property to reasonably inspect the Property during normal working hours to assure compliance with these conditions and other codes.

10. Any and all fees (current and retroactive) required to be paid to any public agency shall be paid prior to obtaining any permit for this Project.

11. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the Applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.

12. The Property shall be maintained free and clear of any accumulations of trash, debris, waste, and combustible and/or flammable materials, other than the related materials specifically authorized under this Conditional Use Permit.

13. The use and improvements authorized by the Conditional Use Permit shall conform to the plans as finally approved by the City as conditioned herein, and any appreciable modification as determined by the Development Services Director/City Engineer shall require the prior approval of the City Council.

PLANNING DIVISION

1. The Project shall substantially conform to submitted plans submitted September 12, 2017, consistent with plans in Addendum No. 1 to the certified Final EIR, (SCH #2013051029), except as modified herein. Future modifications that are not in substantial conformance, as determined by the Development Services Director/City Engineer (Director), shall require modification of this approval subject to the provisions of IMC Section 17.80.160 "Modification".

2. No convenience store business operations shall be conducted outside of an enclosed building.

3. A separate sign permit, subject to the approval of the City's Development Services Director/City Engineer, shall be required for any proposed signage. The proposed signage must be approved by the property owner.

4. The hours of operation for the convenience store shall be 4:00 AM to 12:00 AM. If the Director determines that the hours of operation should be changed (based upon information such as police calls for service to the site, or complaints from the community), the matter shall be referred to the Planning Commission.

5. The operation of video or other electronic games is prohibited.

6. Adult magazines shall be kept behind the cash register and their covers obscured with "modesty panels".

7. The sale of paraphernalia for use with illicit drugs is prohibited.

8. The sale or display of adjudicated pornographic material is prohibited.

9. The sale or display of adjudicated pornographic material and inappropriate material in outside newspaper dispensers is prohibited.

10. All conditions of approval and requirements set forth in Development Agreement No. 02-2016 and Site Plan and Design Review Permit No. 06-2016 shall be complied with as part of this application.

11. That the establishment complies with the Irwindale Municipal Code, including those regulations for off-street parking, noise, signs, drinking in public, landscape and irrigation, and graffiti removal.

12. That exterior lighting of the parking area shall be kept at an intensity of between one and two foot-candles, so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas. Light sources shall be screened or shielded from adjacent properties and from the sky.

13. That adequate security measures shall be provided as specified by the police department, including retaining trained staff and security personnel and providing security devices such as surveillance or burglar alarm systems.

14. The operator of the establishment shall ensure that no trash or litter originating from the site is deposited onto neighboring properties or onto the public right-of-way. The owner or operator shall provide for daily removal of trash, litter and debris from the premises and on all abutting sidewalks within twenty feet of the premises.

15. That the owner of the establishment shall maintain all required permits and/or licenses for the sale of alcoholic beverages in good standing.

16. That a copy of the current business license shall be kept on the premises of the establishment and be presented to any planning director, city code enforcement officers, law enforcement officers or their duly authorized representatives, upon request.

17. The following conditions shall apply to the convenience store:

    a. The permittee at all times shall comply with all terms and provisions of the license issued by the State Department of Alcoholic Beverage Control and/ or the terms and provisions of the Alcoholic Beverage Control Act.
    b. No more than 500 square feet of the convenience store shall be used for the sale and display of alcoholic beverages.
    c. No alcohol sales shall be permitted between the hours of 10:00 p.m. and 10:00 a.m.
    d. Upon a showing of good cause, and after notice and an opportunity to be heard, the sale of alcohol in the convenience store may be restricted.
    e. No beer or wine shall be displayed within five (5) feet of the cash register or the front door unless it is in a permanently affixed cooler.
    f. The sale of alcoholic beverages for consumption on the premises is prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment.
    g. No sale of alcoholic beverages shall be made from a drive-up window.
    h. No sales of single-serving containers of beer and/ or wine shall be made.
    i. Paper or plastic cups shall not be sold or given away in quantities less than their usual and customary packaging.
    j. Exterior storage of any kind is prohibited.
    k. Employees shall be provided a copy of these Conditions of Approval and shall be trained in accordance with applicable ABC rules and regulations.

BUILDING & PUBLIC WORKS

1. Comply with all necessary NPDES requirements pertaining to the proposed use.

2. The applicant shall obtain applicable building permits for the proposed use.

FIRE DEPARTMENT

1. Plans for modification to existing sprinkler system shall be submitted to Fire Department for plan review and approval.

2. The means of egress travel shall be illuminated at any time the building is occupied with a light intensity of not less than 1 foot-candle at the floor level. Building Code 1003.2.9.1.

3. The power supply for the means of egress exit illumination shall be supplied from separate sources in accordance with the Building Code 1003.2.9.2.

4. Illuminated exit signs shall be located as necessary to clearly indicate the direction of egress travel. Additional exit signs may be required at time of field inspection. Building Code 1003.2.8.2.

5. Portable Fire Extinguisher requirements shall be determined by Fire Department Field Inspector in accordance with Fire Code 1002.1.

6. Dumpsters and containers with an individual capacity of 1.5 cubic yards (40.5 cu. ft.) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves, unless areas containing dumpsters or containers are protected by an approved automatic fire sprinkler system. Fire Code 1103.2.2.

ATTACHMENT "E"

RESOLUTION NO. 2017-76-2974

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING SITE PLAN AND DESIGN REVIEW (DA) NO. 06-2016 FOR THE CONSTRUCTION OF A ±252,586 SQUARE FOOT MATERIALS RECOVERY FACILITY AND TRANSFER STATION (MRF/TS) BUILDING AND CONVENIENCE STORE WITH A FUELING STATION LOCATED AT 2200 ARROW HIGHWAY (APN: 8535-001-911) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has entered into a Disposition and Development Agreement with the City of Irwindale Successor Agency to construct and operate a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station on a property located at 2200 Arrow Highway – APN 8535-001-911. The Applicant has made a request for a Site Plan & Design Review (DA) (SP&DR (DA) No. 06-2016) for the construction of a MRF/TS and a convenience store/fueling station located at 2200 Arrow Highway.

(ii) The Property is located on a 17.22-acre parcel on the south side of Arrow Highway. The MRF/TS building is ±262,641 square feet and the convenience store is approximately 2,587 square feet with eight gas or diesel pumps on an island with an overhead canopy. The Subject Property is zoned M-2 (Heavy Manufacturing).

(iii) On June 8, 2016, the City Council, at a public hearing, certified Final Environmental Impact Report (FEIR) (SCH#2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(iv) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(v) The City, as the Lead Agency, has analyzed the project and has determined that the proposed project has been adequately analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(vi) On September 20, 2017, the Planning Commission conducted a duly noticed public hearing, as required by law, on the Application, at which time they received input from staff, the City Attorney, and the Applicant; heard public testimony; discussed the Proposed Project; closed the public hearing; and, after discussion,

approved Resolution No. 740(17) recommending that the City Council adopt Site Plan & Design Review (DA) No. 06-2016.

(vii) On October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application, including the Site Plan & Design Review.

(vii.) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Irwindale as follows:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments G and H to the agenda report.

4. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, this City Council hereby specifically finds as follows:

Site Plan and Design Review No. 06-2016

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city

The subject site is zoned M-2 (Heavy Manufacturing) and has a current General Plan land use designation of Commercial. The applicant is requesting a General Plan Amendment (GPA) in conjunction with this SP&DR (DA) to change the land use designation to Commercial/Industrial and a Zoning Ordinance Amendment (ZOA), to allow a MRF/TS in the M-2 (Heavy Manufacturing) zone with a Development Agreement (DA). Upon approval of the GPA, ZOA and DA, the proposed project will

be in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city. A Conditional Use Permit for the project is being considered as part of the entitlement request for the off-sale of beer and wine at the convenience store/fueling station. The building is designed to generally comply with the development standards for the M-2 zone; and is consistent with the goals and policies of the General Plan and Citywide Design Guidelines.

2. **The proposed project is in conformance with any redevelopment plan and regulations of the community redevelopment agency and any executed owner's participation agreement or disposition and development agreement**

   On June 8, 2016, the Successor Agency of the ICRA approved a Disposition and Development Agreement (DDA) to allow the applicant, Athens Services, to purchase the site in order to develop and operate the MRF/TS and convenience store/fueling station. The proposed MRF/TS project is in conformance with the DDA.

3. **The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:**

   a) **Facilities and improvements,**
   The MRF/TS C&D, Maintenance and Material Staging areas of the building are setback over ±60 feet from the east/northeast and south property lines (the closest property lines). The convenience store maintains a 30-foot setback from Arrow Highway. The buildings are located to provide adequate vehicular circulation on the site. All structures and infrastructure improvements will be constructed to current code and completed prior to Certificate of Occupancy.

   b) **Pedestrian and vehicular ingress, egress, and internal circulation,**
   Ingress and egress to the site is provided via five (5) driveways: Driveways 1, 2, 4, and 5 on Arrow Highway and Driveway 3 on Live Oak Avenue, with a Fire Department access entrance at the southwest corner of the property. Driveway 2 includes a trucks-only ingress lane and a second entrance with ingress and egress for the employee parking lot. Addendum No. 1 to the FEIR evaluated the minor, internal site plan adjustments made for the final design of the project that included off-site improvements resulting from the internal site changes. A right-hand turn lane and installation of an intersection stop light was included in the project. The overall circulation of the project has remained similar to the FEIR site plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway. Employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.

   c) **Setbacks,**
   The project has been designed to comply with the required minimum setbacks for the M-2 zone.

   d) **Height of buildings,**
   There is no maximum building height restriction within the M-2 zone. Nonetheless, the MRF/TS structure has been designed to complement the massing and height

of the existing industrial buildings in the City with a maximum height of 50'6". The convenience store has a maximum height of 21'.

e) **Signs,**
Signage is not proposed at this time. Future signage will be incorporated into a signage package that eschews garishness and embraces a refined, integrated overall design. A separate sign program will be prepared to address all on-site wall, freestanding, and directional signage.

f) **Mechanical and utility service equipment,**
Site has been designed to attractively screen all rooftop and surface level mechanical equipment and storage area.

g) **Landscaping,**
The landscaping requirement has been met through considered choices of plantings appropriate to the location, building type, and building scale.

h) **Grading,**
Project has been designed to take advantage of the existing topography, thus reducing grading activities on site.

i) **Lighting,**
All lighting is designed to complement the structures and oriented to properly illuminate the site as not to create "dark pockets" that could support nefarious activities.

j) **Parking,**
IMC Subsection 17.64.030(M) "Recycling Facilities – Large Collection and Processing Facilities" requires space to be provided on-site for 10 vehicles to circulate and to deposit recyclable materials and 1 parking space for each employee on the largest shift and 1 space for each commercial vehicle associated with the use. The office area requires 1 space for each 350 square feet of office and employee area. The convenience store requires 1 space for each 250 square feet of area. 188 parking spaces are required and 326 spaces are provided; for a surplus of 138 parking spaces.

k) **Drainage,**
A Water Quality Management Plan (WQMP) will address hydrology and drainage.

l) **Intensity of land use.**
The project is located on a 17.22-acre, triangular-shaped parcel. Building footprint covers 34% of the site, with the remaining majority of the site dedicated to landscaping, hardscape, and on-site parking and circulation. The MRF/TS building is located in the center of the parcel with the convenience store located at the northeast corner of the property with wide drive aisles, excess parking, and enhanced landscaping in the setback areas.

4. **The proposed development is consistent with applicable city design guidelines and historic design themes, and provides for appropriate exterior building**

design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

The proposed office building incorporates desired design elements from the Commercial and Industrial Design Guidelines including but not limited façade elements, roofs and parapets, materials and colors. The layout, landscaping and design of the site also incorporated encourage design principles. For example, the articulated arched façade elements with translucent panels are provided to break up the building massing. Additionally, the building elevations are scored vertically and horizontally to provide architectural interest. The building also features raised decorative accent elements with metal crosspieces. The building colors exhibit a light warm color tone with accent colors at the doors, trim, and soffits.

5. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby approves Site Plan & Design Review (DA) No. 06-2016, subject to the Conditions of Approval attached hereto as Exhibit A and by this reference incorporated herein, which conditions are deemed necessary to protect the public health, safety and general welfare and are reasonable and proper in accordance with the intent and purposes of Title 17 of the Irwindale Municipal Code.

6. The Chief Deputy City Clerk shall:

   a. Certify to the adoption of this Resolution; and

   b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 11th day of October 2017.

_____
Mark A. Breceda, Mayor

ATTEST:

_____
Laura M. Nieto, CMC
Chief Deputy City Clerk
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2017-76-2974 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 11th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, CMC
Chief Deputy City Clerk

EXHIBIT "A"

PLANNING COMMISSION RESOLUTION NO. 740(17)

Site Plan and Design Review (DA) No. 06-2016
Greg Loughnane for Athens Services
2200 Arrow Highway

A. GENERAL

1. The uses authorized by this Site Plan and Design Review Permit allow for the construction of a ±262,641 square foot MRF/TS building and ±2,587 square foot convenience store/fueling station as described on the plans dated September 12, 2017.

2. The timing for obtaining all permits related to this project shall be consistent with the provisions in Development Agreement No. 02-2016. To the extent that any inconsistencies occur, the development agreement provisions shall prevail.

3. Prior to the issuance of a business license and/or occupancy permit and/or final inspection by the Community Development Division, all applicable conditions of approval (except those involving construction permits) shall be completed to the reasonable satisfaction of the City.

4. The Applicant shall defend, indemnify and hold harmless the City of Irwindale, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Site Plan and Design Review Permit No. 06-2016. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

5. The use and improvements authorized by this Site Plan and Design Review Permit shall conform to the plans as finally approved by the City (dated September 12, 2017) as conditioned herein, and any appreciable modification of the plans or mode of operation, as determined by the Development Services Director, shall require the prior approval of the City Council pursuant to the amendment of the Site Plan and Design Review Permit.

6. The Applicant agrees to allow City inspectors access to the site to reasonably inspect the site during normal working hours to assure compliance with these conditions and other codes. Any and all fees required to be paid to any public agency shall be paid prior to obtaining any permits for this project.

7. The Applicant shall maintain and use the project location thereon in full compliance with all codes, standards, policies and regulations imposed by the City, County, State, or Federal agencies with jurisdiction over the facility.

8. It shall be required that the subject location and its contents, including but not limited to, structures, fences or garden/block walls, and vehicles are maintained free and clear of any graffiti. The Applicant shall be held responsible for the immediate removal of any and all graffiti found on-site within 48 hours of its application.

9. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the applicant at the time of approval or conditional approval of the project, or within 90 days after the date of imposition of the fees, dedications, reservations, or exactions imposed on the project.

10. The premises will be secured with appropriate security lighting, to obtain a minimum of 1-foot candles over the entire site. A photometric lighting plan shall be submitted, subject to the review and approval of the Community Development Department and the Police Department.

11. Security lighting fixtures are to be shielded and shall not project above the fascia or roof line of the buildings. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

12. Prior to occupancy of the project, all users of the facility shall comply with the City of Irwindale M-2 zoning standards and regulations through the business license and zoning compliance process.

B. DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

1. All landscaping for the project shall be drought resistant low water with drip irrigation, low flow bubblers and water efficient rotor heads where applicable. Native plants shall be used where feasible. Landscaping shall be provided as shown on the approved Preliminary Planting Plan (dated September 12, 2017) and as modified pursuant to City Building Plan Check review of Precise Landscape and Irrigation plans.

2. Landscape and irrigation plans shall be prepared by a licensed landscape architect, and are subject to the approval of the Development Services Director and the City Engineer. Landscape plans shall be consistent with the Commercial and Industrial Design Guidelines. Vision clearance shall be maintained at all vehicle entrances and exits.

3. Project landscaping shall comply with Irwindale Municipal Code Chapter 15.30, "Water Efficient Landscape Standards and Guidelines."

4. A complete, permanent, automatic irrigation system shall be provided for all landscaped areas.

5. All landscaped planters shall be surrounded by a six (6) inch horizontal concrete curb.

6. The following invasive plants shall not be used in landscaping:

    - *Carpobrotus edulis* (ice plant)
    - *Hedera helix, H. Hibernica, H. caneriensis* (English ivy, Irish ivy, Algerian ivy
    - *Vinca Major* (periwinkle)
    - *Pennisetum setaceum* and all cultivars and varieties (fountain grass)
    - *Cortaderia selloana, C. jubata* and all cultivars and varieties (pampas grass)
    - *Retama monosperma, Genista monspessulana, Cytisus striatus,Cytisus scoparius,* and *Spartium junceum* (broom – bridal, French, Portuguese, Scotch, Spanish)
    - *Acacia Cyclops* (acacia or western coastal wattle)
    - *Myoporum laetum* (myoporum)
    - *Washingtonia robusta* and *Phoenix canariensis* (Mexican fan palm and Canary Island date palm)
    - *Schinus terevinthifolius* (Brazilian pepper)
    - *Eucalyptus globules, E. camaldulensis* (eucalyptus, blue gum, and red gum)

7. At least 10 percent of the total gross land area of the site (in this case, 75,000 square feet) shall be landscaped.

8. All plant material, including trees, shall be maintained in good condition and replaced in the event they die or become diseased.

9. All perimeter fencing, block walls, etc. shall be maintained in satisfactory condition in accordance with all applicable codes.

10. All utility equipment such as backflow units and transformers shall be screened with evergreen screen shrubs as allowed.

11. All construction activities shall comply with criteria set forth in IMC Section 9.28.110, Construction of building and projects.

12. Any masonry walls, wrought iron fences, and driveway gates shall be decorative and consistent with the building design and the Commercial and Industrial Design Guidelines. The design of the walls and gates shall be subject to the review and approval of the Development Services Department. No chain link fencing shall be allowed for permanent perimeter fencing applications.

13. The Applicant shall prepare a comprehensive sign program. The sign program shall include but is not be limited to sign type, square footage allowances,

placement, illumination, quantity, colors, materials, landlord/owner/association approval.

14. Applicant shall obtain approval and permits from the Planning and Building Divisions for all project signage prior to construction of any signs on the project site.

15. Drive aisles shall remain open and unobstructed for vehicular circulation.

16. All building design and construction, including the type, texture, color, and durability of the exterior building materials shall comply with the City's Commercial and Industrial Design Guidelines.

17. Trash enclosures (6'-0" high min.) with solid metal self-closing and self-latching gates shall be provided. The enclosures shall be built with decorative materials to match the type, texture, and color of the materials used in the construction of the buildings. Gates shall remain closed at all times when the trash receptacles are not in use.

18. All rooftop mechanical equipment, including heating and air conditioning units, antennas, and other electronic devices, shall be completely and decoratively screened from view from all public rights of way and adjacent properties and shall be integrated into the design and construction of the buildings[1]. All rooftop equipment and screening shall be shown on the plans and elevations, and shall be consistent with the building design and construction materials in texture and color. Such rooftop equipment screening shall be subject to the review and approval of the Community Development Division.

19. All rooftop wireless telecommunications antennas operated by third parties are subject to the provisions of Chapter 17.90 of the Irwindale Municipal Code shall require a separate permit in accordance with the provisions of the Municipal Code.

20. The street numbers for the development shall be painted on the rooftop of each building in such a manner that it is clearly visible to public safety personnel and shall be a minimum five (5) feet in length painted with minimum one (1) foot wide brush strokes. Rooftop numbers shall be shown on the plans submitted for plan check.

21. A lighting plan shall be submitted for approval by the Development Services Director describing lighting fixtures for parking lot and building exterior lighting. Lighting fixtures shall be designed to shield light and/or direct light in a downward direction to minimize light spillover to adjacent areas.

22. The Applicant shall comply with the provisions of Irwindale Municipal Code Chapter 17.66, "Trip Reduction and Travel Demand Measures." All required trip

[1] Photo voltaic equipment is exempt from this requirement.

reduction and travel demand measures applicable to the project pursuant to Chapter 17.66 shall be indicated on plans at the time of plan check.

23. All truck loading and unloading shall occur on the site. No loading, unloading or truck idling shall be permitted to take place on the street for any business located on the site.

24. A temporary chain link fence with green screening shall be installed and maintained around the perimeter of the site at all times during construction.

25. Applicant shall at all times comply with the Irwindale Municipal Code Noise Standards as measured at the Site boundary. Additionally, if noise impacts exceed the applicable noise standard contained in the Irwindale Municipal Code, Applicant shall take necessary actions and implement procedures to bring the operations into compliance with this Code.

26. To the extent feasible, Applicant shall participate in Southern California Edison's energy savings program.

27. Applicant shall secure an easement with or equivalent approval from Los Angeles Department of Water and Power (LADWP) to allow vehicle parking under their transmission lines. Said easement or approval shall be recorded with the Los Angeles County Recorder's Office prior to occupancy.

28. All conditions of approval and requirements set forth in Development Agreement No. 02-2016 and Conditional Use Permit No. 08-2016 shall be complied with as part of this application.

BUILDING AND SAFETY DIVISION

29. Building permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Irwindale Building Code.

30. The Applicant shall submit site, floor, elevation plans that include all Life & Safety and Accessibility requirements as required by the current Los Angeles County Building Code for any proposed improvements to the existing facility.

31. Building plans for non-residential construction must contain the following items prior to its submittal for plan check:

    - Site Plan: Lot size, locations and dimensions of property lines, adjacent streets, setbacks from property lines, locations of other structures, easements, north arrow, scale, contours/drainage pattern
    - General Notes: Applicable codes, occupancy classification, type of construction, allowable area analysis, and occupant load analysis, plumbing fixture analysis, description of work, lot area, existing/proposed building area, material specifications.

- Floor Plans: Walls, partitions, doors and window locations and schedule, existing and intended room uses. Floor plan must identify all existing and new construction for all affected floors.
- Roof Plan: Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations, rooftop equipment locations.
- Disabled Access Requirements: Complete path of travel, parking spaces/loading areas, restroom facilities, ramps, curbs, counters, etc. All details must be cross referenced on the plan.
- Exiting: Occupant load analysis, exit locations and door schedule, required number of exits, required exit separation, travel distance, common path of egress, required fire rated separations, etc.
- Exterior Elevations: Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
- Cross Sections: Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
- Soil Investigation Report: Complete Soil/Geotechnical Investigation Report
- Grading & Drainage: Complete Grading and Drainage plans as required by Appendix J of the 2017 County of Los Angeles Building Code
- Foundation Plan: Locations of all new footings, complete foundation details. All foundations plan, details and notes shall be stamped and signed by the Geotechnical Consultant along with the design Engineer of record.
- Structural Plan: Complete Structural plans and details for all structural elements shall be included.
- Structural Analysis: Calculations shall be provided to substantiate the structural plans where new structural elements are proposed. The structural calculations shall address both gravity and lateral loads.
- Schedules: Doors and windows, exterior/interior finish.
- Manufactured Trusses: Truss profiles, layout plan, and calculations from the truss manufacturer. Details all truss connections to interior/exterior walls.
- Green Building: Requirements, details, and notations shall be included in the plans.
- Very High Fire Hazard Severity Zone: The proposed project is in VHFHSZ Fire Zone, please provide all applicable details and notations as required for this fire zone.
- Other: All plans & calculations shall conform to the City of Irwindale 2017 Building Code (2017 County of Los Angeles Building Code).

32. Other agencies' (Fire, Sanitation...etc.) approvals are required before Building Permit Issuance, an agency referral sheet shall be handed to the applicant at the time of submittal to Building & Safety.

MISCELLANEOUS

33. The owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over five acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Construction Storm Water Unit, at (866) 563-3107 or by downloading the forms from their website at: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml . The project shall also conform to the City's Ordinance regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"), and the requirements of Low Impact Development ("LID"). The SUSMP includes a requirement to implement Post Construction BMPs to infiltrate the first 3/4" of runoff from all storm events and to control peak-flow discharges.

34. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.

PUBLIC WORKS/ENGINEERING DIVISION

35. I-605 NB Off-Ramp (NS) / Live Oak Avenue (Eastbound and Westbound)

    - Install two new traffic signals per Caltrans standards. Construct a 2nd northbound right turn lane; Resurface and restripe intersection and Off-Ramp; Traffic signal modification to Caltrans signalized intersection at N/B On-Ramp.

36. Intersection of Arrow Highway (NS) and Project Driveway 1 (EW)

    - Construct a concrete intersection per City standard.
    - Construct a new traffic signal with the followings geometry:
      Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
      Southbound Approach: Two through lanes and one right turn lane
      Eastbound Approach: One left turn lane and one right turn lane.
      Westbound Approach: N/A

37. Intersection of Arrow Highway (NS) and Project Driveway 2 (EW)

    - Construct a concrete intersection per City standard.
    - A stop control at driveway 2.

- Northbound Approach: One left turn lane (two-way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

38. Intersection of Live Oak Avenue (EW) and Baldwin Park Boulevard (NS)

- Traffic signal modification adding video vehicle detection per City Standard
- Northbound Approach: Two left turn lanes and one shared through-right turn lane.
- Southbound Approach: One left turn lane and one shared through-right turn lane.
- Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
- Westbound Approach: One left turn lane, two through lanes, and one right turn lane.

39. Intersection of Arrow Highway (NS) and Project Driveway 4 (EW)

- Construct a concrete right in/right out concrete intersection per City standard.
- A stop control at Driveway 4.
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through – right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

40. Intersection of Arrow Highway (NS) and Project Driveway 5 (EW)
- Construct a concrete right in/right out concrete intersection per City standard.
- A stop control at Driveway 5.
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

41. I-605 SB Off-Ramp (NS) / Arrow Highway

- Traffic Signal Modification per Caltrans Standard.
- Construct a 2nd southbound left turn lane per Caltrans Standard.
- Restripe intersection per Caltrans Standard.

42. Intersection of Live Oak Avenue and Arrow Highway (East Intersection)

- Traffic Signal Modification adding video vehicle detection per City Standard.
- Resurfacing and restripe intersection per City Standard.

43. Intersection of Arrow Highway and Rivergrade Road

- Construct a concrete intersection per City standard.
- Traffic Signal Modification adding video vehicle detection per City Standard.

44. Intersection of Live Oak Avenue and Rivergrade Road

- Construct a concrete intersection per City standard.
- Traffic Signal Modification adding video vehicle detection per City Standard.

45. Arrow Highway between Live Oak Avenue and I-605 Fwy

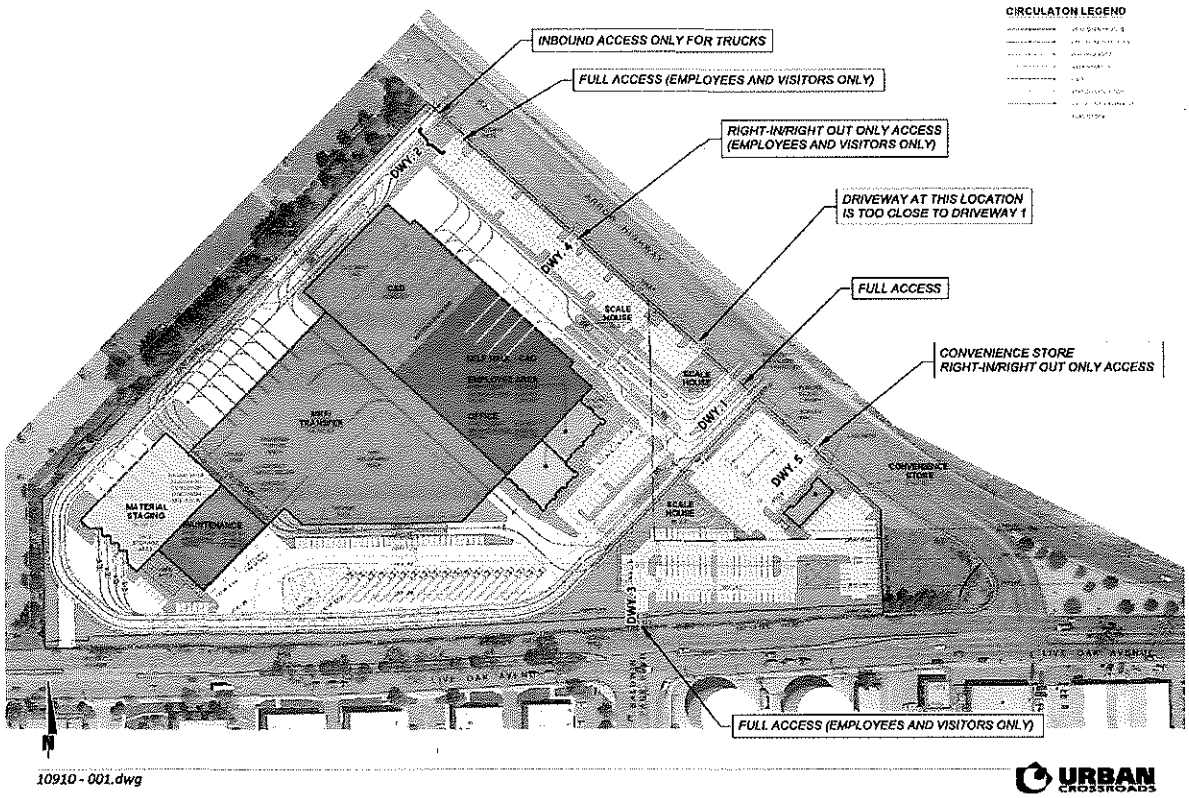
- Resurfacing and restripe the street per City Standard.

46. Live Oak Avenue between Arrow Highway (East) and I-605 Fwy

- Resurfacing and restripe the street per City Standard.

47. Rivergrade Road between Live Oak Avenue and Arrow Highway

- Resurfacing and restripe the street per City Standard



FIRE DEPARTMENT

1. Projects associated with a land development permit such as a tract or parcel map, conditional use permit, zone change or other such permits, shall submit plans to the Land Development Unit (LDU) for review and approval prior to submitting to Fire Prevention Engineering for building plan review. To contact LDU please call (323) 890-4243 or submit to our office located at 5823 Rickenbacker Road, Commerce, CA 90040.

2. Submit two sets of architectural plans to the Fire Prevention Engineering Office located at 231 W. Mountain Avenue, Glendora CA 91741. Plan sets shall contain a minimum of a site plan, floor plan(s), elevations, door and window schedules, wall details, and appropriate section details. Please provide architectural sheets only. **No civil, electrical, mechanical, plumbing, etc.**

3. Indicate on plans the project address, assessor's parcel number, type of construction, occupancy classification, area of each floor level and building area increase modifications in accordance with the Building Code.

4. Provide a minimum unobstructed width of 26 feet (commercial building), clear to the sky, Fire Department vehicular access to within 150 feet of all portions of exterior walls. Dead-end access roadways greater than 150 feet in length, shall be provided with an approved fire apparatus turnaround. The access width shall be increased to 28 feet when proposed buildings, or portions of buildings, are more than 3 stories, or more than 30 feet in height. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. A 32-foot centerline turning radius is required at each change of direction in vehicle travel regardless of the required width. Fire Code 503.1.1 & 503.2.2.

5. On the site plan, show the location of all existing public fire hydrants within 300 feet (commercial building) of all property lines and 300 feet via vehicular access to building structure (residential building) and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.

6. The required fire flow for public fire hydrants at this location is 8000 gallons per minute at 20 psi for duration of 4 hours over and above daily domestic demand in accordance with Fire Code Appendix B, Table B105.1. A 50% reduction in required fire flow may be applied for the installation of automatic fire sprinklers. The minimum reduced fire flow shall not be less than 2000 gallons per minute at 20psi per 903.3.1.1.

7. Complete and return the original "Fire Flow Availability" Form No 196.

8. Indicate on the site plan the location of high voltage transmission lines near the property. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.

9. Indicate existing or proposed photovoltaic systems on the building rooftop or within the Fire Department access route.

10. Additional Requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed. Fire Department requirements are based on the information provided on the plans submitted for review.

11. Per the plans, it appears that additional public fire hydrant(s) will be required. On the site plan, show the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimensions to property lines.

12. The parapets shall not exceed 48 inches high on at least two sides of the building. Fire Code 504.5

13. It appears that the building will be used for the storage of high piled combustible storage (HPS). The building design will need to meet the requirements for HPS per the Fire Code Chapter 32, which includes access doors each 100 feet, and smoke and heat venting. Plans for HPS shall be submitted separately for plan review and approval.

ATTACHMENT "F"

RESOLUTION NO. 2017-77-2975

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING A FRANCHISE AND FACILITY OPERATIONS AGREEMENT BY AND BETWEEN THE CITY OF IRWINDALE AND ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES ON PROPERTY LOCATED AT 2200 ARROW HIGHWAY (APN 8535-001-911), SUBJECT TO CONDITIONS AS SET FORTH HEREIN AND MAKING FINDINGS IN SUPPORT THEREOF

A. RECITALS.

(i.) Athens Services, 14048 Valley Boulevard, City of Industry, CA 91746, the Applicant, has made a request for the construction and operation of a Materials Recovery Facility and Transfer Station (MRF/TS) with a convenience store and fueling station located at 2200 Arrow Highway – APN 8535-001-911, (This Franchise and Facility Operations Agreement (Agreement) is being processed concurrently with General Plan Amendment No. 02-2016; Zoning Ordinance Amendment No. 04-2016; Development Agreement No. 02-2016; Conditional Use Permit No. 08-2016; and Site Plan and Design Review (DA) Permit No. 06-2016) (Application)).

(ii.) The City of Irwindale and Athens Services have met and determined it is in the interest of the City and Athens Services to enter into a Franchise and Facility Operations Agreement regarding the Material Recovery Facility and Transfer Station, convenience store/fueling station to be located at 2200 Arrow Highway, Irwindale, CA 91706 (APN: 8535-001911).

(iii.) The proposed 265,228 square foot building area will include a MRF/TS, convenience store and fueling station on a 17.22-acre site that is zoned M-2 (Heavy Manufacturing).

(iv.) The Franchise and Facility Operations Agreement shall be effective upon development of the MRF/TS and convenience store/fueling station.

(v.) The Irwindale City Council, in a prior action taken on June 8, 2016, certified Final Environmental Impact Report (FEIR) (SCH# 2013051029) which analyzed potential environmental impacts from the proposed MRF/TS project.

(vi.) Addendum No. 1 to the FEIR has been prepared to address minor, internal site plan adjustments made in the final design of the Materials Recovery Facility and Transfer Station project.

(vii.) Pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA guidelines, it has been determined that the proposed amendment has been environmentally analyzed in the certified FEIR and Addendum No. 1 to the FEIR.

(viii.) On October 11, 2017, the City Council conducted a duly noticed public hearing, as required by law, on the Application and approved the Application at that same meeting subject to the approval of this Resolution.

(ix.) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION.

NOW, THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Irwindale as follows:

1. The City Council hereby specifically finds that all of the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby specifically finds and determines that the project, as proposed, pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has analyzed the project and on June 8, 2016 certified the Final Environmental Impact Report (FEIR) (SCH#2013051029). A copy of the FEIR and Mitigation Monitoring and Reporting Program was posted on the City's website.

3. The City Council hereby specifically finds and determines the project, as proposed, pursuant to the authority and criteria contained in CEQA of 1970, as amended, the 2017 State CEQA Guidelines Section 15164, and with reference to Section 15162, and the City of Irwindale environmental guidelines, the City, as the Lead Agency, has the reviewed and considered the FEIR, including Addendum No. 1 to the FEIR and determines that the minor project modifications would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review and adopts Addendum No. 1 and the Findings attached as Attachments H and I to the agenda report.

4. Based upon substantial evidence presented to this City Council during the public hearing conducted with regard to this Application, including written staff reports and verbal testimony, and the proposed Franchise & Facility Operations Agreement attached hereto as Exhibit "A", this City Council hereby specifically finds as follows:

a. In order to protect public health, safety, and welfare, to control pest and nuisance vectors and to carry out the mandatory duties imposed on the city by the State of California, the city council may authorize one or more contractors to make arrangements with generators of solid waste for the collection, transportation, recycling and disposal of solid wastes within and throughout the city. To this end, the city council, subject to all applicable state laws, specifically retains the right to grant a limited, non-exclusive or exclusive franchise or franchises for the operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070).

b. No solid waste enterprise or other person shall undertake the operation of a Material Recovery Facility/Transfer Station (as such term is defined in Section 17.56.070) without first obtaining a franchise granted by the city council, in writing, naming the contractor. Any specific exceptions to the foregoing franchise requirement may be designated in the city's duly-adopted franchise contract.

c. The term of each franchise shall be set forth in the franchise agreement. A reasonable franchise fee shall be included within every franchise granted pursuant to this chapter. The amount and payment thereof shall be determined by the city council, and shall be set forth in the Agreement. A penalty for late payments may be imposed.

d. A grant of franchise pursuant to this Section shall be made in the discretion of the city council and consistent with Irwindale City Charter Section 608."

f. The proposed Franchise & Facility Operations Agreement, as described herein, will not be materially detrimental to the public welfare or injurious to the adjacent properties in that the proposed uses of 2200 Arrow Highway will be industrial, consistent with neighboring uses.

5. Based upon the substantial evidence and conclusions set forth herein above, this City Council hereby approves the proposed Franchise and Facility Operations Agreement.

6. The Chief Deputy City Clerk shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED AND ADOPTED this 11th day of October 2017.

_____
Mark A. Breceda, Mayor

ATTEST:

_____
Laura M. Nieto, CMC
Chief Deputy City Clerk
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2017-77-2975 was duly adopted by the City Council of the City of Irwindale, at a regular meeting held on the 11th day of October 2017, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____

Laura M. Nieto, CMC
Chief Deputy City Clerk

EXHIBIT "A"

FRANCHISE & FACILITY OPERATIONS AGREEMENT

by and between

THE CITY OF IRWINDALE

("City")

and

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES

("Athens")

FRANCHISE & FACILITY OPERATIONS AGREEMENT

THIS FRANCHISE & FACILITY OPERATIONS AGREEMENT (this "Agreement") is entered into on _____, 2017, by the CITY OF IRWINDALE ("City"), a municipal corporation, and ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation, ("Athens"). City and Athens are herein collectively referred to as the "Parties" and each individually as a "Party".

RECITALS:

A. Recitals and Capitalized Terms. The Recitals in this Agreement constitute part of this Agreement and each Party shall be entitled to rely on the truth and accuracy of each Recital as an inducement to enter into this Agreement. The capitalized terms used in these Recitals and throughout this Agreement shall have the meaning assigned to them in Article 1.0. Any capitalized terms not defined in Article 1.0 shall have the meaning otherwise assigned to them in this Agreement, one of the other Agreements, or apparent from the context in which they are used.

B. Integrated Waste Management Act. The State of California through enactment of the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 40000 *et seq.* (the "Act")), has directed all local jurisdictions to promote recycling and to maximize the use of feasible source reduction, recycling and composting options in order to reduce the amount of solid waste required to be disposed of by land disposal. Furthermore, the Puente Hills Landfill, a major solid waste disposal facility for the region has closed as of October 31, 2013 and conditions to reduce the quantities of waste accepted and to close by the year 2013, resulting in the need for additional waste processing facilities and transfer stations to be developed in the region to meet the solid waste management needs of jurisdictions and protect public health and safety.

C. GHG Reduction. The Legislature, by enactment of the Global Warming Solutions Act of 2006 ("AB 32"), has declared that the reduction of greenhouse gas emissions (GHGs) that cause climate change is among the state's top priorities. Local governments will play a vital role in the implementation of AB 32 by identifying opportunities and best practices to increase waste reduction and recycling, thereby reducing carbon emissions. Athens' operation of a mixed waste recycling system will contribute to GHG emissions reductions by reducing fuel consumption and vehicle miles traveled in performing waste collection and diversion activities for the City and by recovering and recycling commodities in the waste stream.

D. The MRF/TS Project. On January 6, 2005, the City issued a Request for Expressions of Interest and Statements of Qualifications ("REI/SOQ") from interested and qualified parties to plan, permit, build, operate and maintain a state-of-the-art regional municipal solid waste transfer station and recovery facility at a location in the City to manage and process solid waste generated within and outside of the City, and received multiple responses thereto. On March 3, 2005, Athens submitted a proposal in response to the City's REI/SOQ that met or exceeded all requirements of the REI/SOQ by proposing the construction and operation of a Materials Recovery Facility and Transfer Station (the "MRF/TS") accompanied by a public Fueling Facility/Convenience Store and appurtenant improvements (collectively, the "Project"). On June 25, 2008, in order to promote industrial development and fulfill the goals of the Act and

AB 32, the City and Athens, along with the former Irwindale Redevelopment Agency, entered into that certain Memorandum of Understanding, as amended, regarding the Project ("MOU"), including Athens' proposed development and operation of the proposed MRF/TS. The Parties intend that the MRF/TS will provide for the long-term management and recycling of municipal solid waste generated in the City. The MRF/TS will serve as a point to accept, process, recover, and transfer mixed municipal waste ("MMW") and residue following diversion activities to an appropriate permitted end-point disposal facility. The Facility Scope & Components are further described in Exhibit "A" hereto.

E. DDA With Agency; DA With City. The Project is proposed to be developed on an approximate 17.22-acre parcel owned by the Successor Agency to the Irwindale Community Redevelopment Agency ("Agency"), which site is legally described and depicted in Exhibit "B" hereto (the "Site"). The Agency was formed pursuant to Health & Safety Code § 34167.5, which made the Agency the successor-in-interest to all assets and obligations of the former Irwindale Redevelopment Agency ("Former RDA"). On December 29, 2011, the California State Supreme Court issued a ruling on the constitutional validity of two 2011 legislative budget trailer bills, ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), which resulted in the outright dissolution of all 425 redevelopment agencies in the State of California. As part of that dissolution process, former redevelopment lands, like the Site, inured to successor agencies by operation of law. Moreover, the dissolution laws provide a process for the disposition and/or transfer of assets, including property holdings of the Former RDA. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, provided further detailed procedures governing the disposition of Former RDA assets such as the Site. Approximately concurrent with the Effective Date of this Agreement, Athens will enter into a separate Disposition and Development Agreement (the "DDA") that will establish the terms by which the Agency's interest in the Site will be conveyed to Athens. Also approximately concurrent with the Effective Date of this Agreement, Athens will enter into a separate Development Agreement (the "DA") with the City to establish Athens' entitlement rights and development processes for the Project.

F. Easement/Access Issues. The Project is proposed to be built upon the Site. The Site is traversed by a 2.84-acre easement area owned by the Los Angeles County Department of Water and Power ("LADWP Easement"). The LADWP Easement is depicted in more detail in Exhibit "D-1" hereto. The use of the LADWP Easement will be conveyed to Athens via an easement or license from LADWP permitting Athens' use and occupation of the LADWP Easement for MRF/TS parking and appurtenant uses. There also exists over the Site an easement for use held by Southern California Edison (the "SCE Easement"), which Easement is depicted in more detail in Exhibit "D-2" hereto. The use of the SCE Easement will be conveyed to Athens via an easement or license from Southern California Edison permitting Athens' use and occupation of the SCE Easement for MRF operation and ancillary uses.

G. This Agreement. This Agreement is entered to establish the terms by which (i) the City will grant a franchise to Athens for the exclusive operation of a MRF/TS within City limits, and (ii) Athens will operate the Facility and its appurtenant uses and maintain the Site. The Parties further acknowledge that the Facility will be constructed, managed, operated, marketed and promoted in a professional manner.

H. Other Agreements. The Parties understand that this Agreement is for the establishment of terms upon which Athens will operate the Facility. The Parties also acknowledge that the following necessary documents have been, or will be, negotiated in order to fulfill the obligations and goals under the MOU to develop and operate the Project: (i) the DDA between the Agency and ATHENS for conveyance of the Site to ATHENS for the development of the Project; (ii) a "Reimbursement Agreement" between City and ATHENS, dated October 22, 2008, as amended, under which ATHENS is obligated to reimburse or advance funds to City for all development costs associated with the Project, including but not limited to conducting environmental reviews under CEQA, processing and negotiating permits, entitlements and conditions, and legal costs; (iii) a Franchise Agreement – Trash Collection and Street Sweeping, dated April 13, 2011, as amended on December 12, 2012, and governing the exclusive right and obligation of Athens to collect solid waste and sweep streets in the City (collectively, "Franchise Agreement – Trash Collection and Street Sweeping"), (iv) a recorded instrument of Covenants, Conditions and Restrictions on the use of the Site as a MRF/TS (the "CC&Rs"), (v) a "LADWP Easement Agreement" governing Athens' rights over the LADWP Easement, (vi) an "SCE Easement Agreement" governing Athens' rights over the SCE Easement, and (vii) a "Solid Waste Facilities Permit" to be issued by the California Integrated Waste Management Board or its successor ("SWFP"). The foregoing agreements and instruments, together with all City ordinances approving the foregoing agreements and instruments, are collectively referred to as the "Agreements" or "Other Agreements" in contrast to this Agreement. The Parties hereto acknowledge that this Agreement and the Other Agreements bear overlapping impact upon the Site and upon Athens' development of the Project, and thus the effectiveness of this Agreement is conditioned on approval and execution by the City and Athens of each of the Other Agreements.

I. Athens as Qualified Operator. Athens is a family-owned and operated company that has been providing refuse removal and recycling services in Southern California (largest in L. A. County) for more than 50 years. Athens currently operates a MRF in the unincorporated area of Los Angeles County near the City of Industry, the first of its kind in the area. Since 1957 Athens has been a leader in the waste industry providing state-of-the-art services including automated waste and recycling collection, green waste recycling, food waste/organics collection and composting, commercial bin and compactor services, construction and demolition services, special waste transportation, transfer and material recovery, storage box rentals, and street/parking lot sweeping in many areas of Southern California. As owners and operators of an existing MRF and a composting facility, Athens offers the highest diversion waste and recycling programs for residential, commercial and municipal locations.

J. Mutual Agreement. Based on the foregoing and subject to the terms and conditions set forth herein, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and having determined that the foregoing Recitals are true and correct and should be and hereby are incorporated into this Agreement, the Parties agree as follows:

ARTICLE 1.0
DEFINITIONS

Whenever any term used in this Agreement has been defined by Division 30, Part 1 Chapter 2 of the California Public Resources Code, the definitions in the Public Resources Code as presently defined and as they may be amended in the future shall apply unless the term is otherwise defined in this Agreement. In the event of conflict between the definition of a term as found in the California Public Resources Code or in City ordinances and this Agreement, the definition in this Agreement shall, unless otherwise mutually agreed in writing by the Parties, supersede the definition found in the Public Resources Code or in City ordinances.

Further, where a phrase or term of art is not defined in this Agreement but is defined in one of the Other Agreements, the phrase or term shall bear the meaning defined in the Other Agreements.

1.1 Agency. "Agency" the Successor Agency to the Irwindale Community Redevelopment Agency, a California public body, corporate and politic.

1.2 Agreement. "Agreement" means this Agreement, including all exhibits and attachments which are incorporated herein by reference, as this Agreement may be amended. The exhibits include the following:

Exhibit A - Facility Scope & Components
Exhibit B - Site Legal Description and Site Map
Exhibit C - Project Site Plan
Exhibit D-1 - LADWP Easement
Exhibit D-2 - SCE Easement
Exhibit E - Description of Host Fee Structure
Exhibit F - Route & Circulation Plan
Exhibit G - Facility Use Rates
Exhibit H - Fire Prevention & Emergency Response Measures

1.3 Agreements/Other Agreements. "Agreements" and "Other Agreements" means all those other contractual instruments identified in the preceding Recital H of this Agreement.

1.4 Applicable Law. "Applicable Law" means all statutes, rules, regulations, guidelines, actions, determinations, Permits, orders, or requirements of the United States, State, County, City and local and regional government authorities and agencies having applicable jurisdiction, that apply to or govern the Facility, the Site or the performance of the Parties' respective obligations hereunder, including any of the foregoing which concern health, safety, fire, environmental protection, labor relations, mitigation monitoring plans, building codes, zoning, non-discrimination, prevailing wages if applicable, and the Los Angeles County Integrated Waste Management Plan. All references herein to Applicable Law include subsequent amendments or modifications thereof, unless otherwise specifically limited in this Agreement or one of the other Agreements.

1.5 Assignment. All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.

1.6 Athens. "Athens" means Arakelian Enterprises, Inc., dba Athens Services, a California Corporation.

1.7 Athens' Costs. "Athens Costs" means Athens' obligation to pay for all costs identified in the MOU and/or the Reimbursement Agreement, including but not limited to all project development and construction costs, all costs of public education, all costs of the environmental review, all costs for entitlement, all costs of acquiring the Site, all Host Fees, all operational costs and all other costs identified in the MOU, the Reimbursement Agreement and herein as the responsibility of Athens.

1.8 Best Management Practices ("BMP"). "Best Management Practices" or "BMP" means structural, nonstructural, and managerial techniques recognized to be the most effective and practical means to reduce environmental impacts arising from the Project, whether affecting soils, air, water, noise, traffic, public infrastructure, public health/safety, or other impacts emanating from the Facility while still allowing the productive use of resources. BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, trash or debris, or drainage from raw material storage or similar matters.

1.9 CEQA. "CEQA" means the California Environmental Quality Act, Section 21000 *et seq.* of the California Public Resources Code and its implementing regulations and guidelines, including future amendments to or re-codification thereof.

1.10 City. "City" means the City of Irwindale, California, a chartered municipal corporation.

1.11 City Council. "City Council" means the governing body of the City of Irwindale.

1.12 Claims or Litigation. "Claims or Litigation" means any challenge by adjacent owners or any other third parties as to (i) the legality, validity approval or adequacy of this Agreement, the MOU and/or other Agreements, the EIR, other development approvals, or other actions of City or Agency pertaining to the Project, (ii) Athens' exercise of the rights under this Agreement, (iii) damages against City or Agency as a consequence of the foregoing actions or for the taking or diminution in value of their property, (iv) damages against the City or Agency for injuries, losses or damages due to Athens' use of, or operations on, the Site, (v) any repair, cleanup or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous waste and/or HHW (as such terms will be broadly defined) deposited after the commencement of Project construction at any place where Athens delivers, stores, processes, composts, or disposes of solid waste, (vi) claims pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", 42 U.S.C. Section 9607(e), and California Health and Safety Code Section 25364, the Resource Conservation and Recovery Act, "RCRA", 42 U.S.C. Sections 6901 *et seq.* or other similar federal, state or local law or regulation, or (vii) actions or injuries otherwise arising from the Project.

1.13 Commercial/Institutional Haulers. "Commercial/Institutional Haulers" means (i) haulers delivering waste in the course of a commercial waste hauling enterprise, and (ii) waste

hauling and deliveries performed by governmental entities in the course of public works projects or services. Commercial/Industrial Haulers do not include Selfhaulers.

1.14 Construction and Demolition Material ("C&D Material"). "Construction and Demolition Material" or "C&D Material," as included in Permitted Waste, means any combination of building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations as defined in California Code of Regulations, Title 22 Section 66261.3 *et seq*. This term includes, but is not limited to, asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging, roofing material, ceramic tile, carpeting; plastic pipe and steel. The material may be commingled with rock, soil, tree stumps; and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

1.15 Correction Plan. "Correction Plan" means a plan undertaken by Athens with City approval, for the correction or remediation of violations of Performance Standards and/or nuisance conditions pursuant to Section 5.5(f) of this Agreement.

1.16 CPI. "CPI" means the Consumer Price Index, All Urban Consumers (All Items), for the Los Angeles-Anaheim-Riverside Metropolitan Area, published by the United States Department of Labor, Bureau of Labor Statistics (1982-84 = 100). If both an official index and one or more unofficial indices are published, the official index shall be used. If said CPI index is no longer published at the adjustment date, it shall be constructed by conversion tables included in such new index.

1.17 E-Waste. "E-Waste" means electronic waste such as consumer electronic equipment that is no longer wanted. E-Waste can include, but is not limited to computers, printers, televisions, VCR's, cell phones, fax machines, stereos, and electronic games.

1.18 Default. "Default" (used herein with a lower case initial letter, "default") means any material default, breach, or violation of a provision of this Agreement as defined in Section 12.2 hereof. "City Default" refers to a Default by City, while "Athens Default" refers to a Default by Athens.

1.19 CIWMB. "CIWMB" means the California Integrated Waste Management Board, as established pursuant to the Act (Public Resources Code §§ 4000 *et seq.*).

1.20 Commencement of Operations. "Commencement of Operations" means the start of Athens' operations at the MRF/TS.

1.21 Construction and Demolition (C&D) Material . "Construction and Demolition Material" or "C&D Material," means any combination of building materials and Refuse resulting from construction, remodeling, repair, cleanup, or demolition operations as defined in California Code of Regulations, Title 22 Section 66261.3 *et seq*. This term includes, but is not limited to, asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging, roofing material, ceramic tile, carpeting; plastic pipe and steel. The material may be commingled with rock, soil, tree stumps; and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

1.22 DA. "DA" means that Development Agreement existing between, or to be negotiated between, the Parties pursuant to the Development Agreement Statute, Sections 65864, *et seq.*, of the Government Code, for Athens' development of the Project. This Agreement is intended to be additional to, and consistent with, said DA. The DA will define the roles of the Parties during the Project development and permitting stage and the public benefits that will be provided to the City. The DA would only be approved following consideration of an environmental review document in accordance with the requirements of CEQA.

1.23 DDA. "DDA" means that Disposition and Development Agreement between the Agency and Athens that has been, or will be, negotiated between the Parties based on the MOU for the Agency's conveyance to Athens of the Site.

1.24 Divert or Diversion. "Divert" or "Diversion" means to divert from disposal facilities or transformation facilities (including incineration, pyrolysis, distillation, gasification or biological conversion) through source reduction, recycling and composting, as provided in Section 41780 of the Act as such act may be hereafter amended or superseded provided that Divert or Diversion shall include delivery to transformation facilities if the overall diversion achieved by the City is at a level where delivery to such facilities shall be considered Diversion pursuant to the Act.

1.25 Effective Date. Generally, the term "Effective Date" means the date that is thirty (30) days following adoption of the Authorizing Ordinance approving the DA, during which 30-day period all parties will execute this Agreement and the Other Agreements.

1.26 EIR. "EIR" means that final environmental impact report for the Project certified by the City Council pursuant to CEQA.

1.27 Facility or MRF/TS. "Facility" and "MRF/TS" mean the material recovery facility/transfer station proposed to be constructed by ATHENS as described in the Facility Scope & Components at Exhibit "A", including Site improvements, utility interconnections, the scale house, buy-back recycling center, improvements needed to participate in an HHW program, construction and demolition debris area, green waste area, a building for transfer and materials recovery and processing areas, a visitors education center and convenience store, together with employee and administrative offices, parking areas, materials storage areas and ancillary support facilities, furnishings and equipment and any and all other physical structures on the Site and Off-Site Improvements.

1.28 Facility Scope. "Facility Scope" means the components to, scale of and operational elements for the Facility and Athens' activities on the Site, and is set forth in Exhibit "A" hereto.

1.29 Final Plans and Specifications. "Final Plans and Specifications" means the final construction and site plans for the Facility, including a complete description of all building locations, footprints, elevations, architectural elements, parking and traffic circulation, specific square footages and as approved by the City in writing pursuant to Article 4 of this Agreement.

1.30 Green Waste. "Green Waste" means any and all forms of biodegradable plant material which can be placed in a covered Container, such as wastes generated from the maintenance or alteration of public, commercial or residential landscapes including, but not limited

to, yard clippings, leaves, tree trimmings, prunings, brush, and weeds as well as other such landscaping waste. Tree stumps and limbs greater than three (3) inches in diameter are excluded unless they are reduced to a chipped form; otherwise, such large portions of Green Waste shall be considered Bulky Waste.

1.31 Hazardous Material. "Hazardous Material" bears the meaning ascribed to it in Section 13.2 of this Agreement.

1.32 Host Fee. "Host Fee" means payments by Athens to City for hosting a MRF/TS within City's limits, as detailed in Exhibit "E" hereto.

1.33 Host Fee Deposit. "Host Fee Deposit" means that deposit by Athens as described in Exhibit "E" hereof.

1.34 Host Fee Rate. "Host Fee Rate" means that payment component of the Host Fee to be made by Athens to the City at a rate of $1.70 per ton for every ton deposited at the Facility, all as further described in Exhibit "E" hereto.

1.35 Household Hazardous Waste or HHW. "Household Hazardous Waste" or "HHW" means material used in residences that may threaten human health or the environment when improperly discarded and usually has one or more of the following characteristics: flammable, toxic, corrosive, and/or reactive.

1.36 Initial Term. "Initial Term" shall mean that initial thirty (30) year period that this Agreement will remain in effect, as described in Section 2.1 hereof, and absent permitted termination or default by a Party.

1.37 LADWP. "LADWP" is the acronym for the City of Los Angeles Department of Water and Power.

1.38 LADWP Easement. "LADWP Easement" means that ±6,500 square foot transmission easement traversing the Site and owned by LADWP. The LADWP Area is legally described in Exhibit "D-1" hereto. Athens will be authorized to occupy and utilize the LADWP Easement pursuant to an "Application for Secondary Land Usage" approved by LADWP to permit use of the LADWP Easement for parking by Athens' employees and invitees.

1.39 Local Enforcement Agency or LEA. "Local Enforcement Agency" or "LEA" means the entity designated by the City and certified by the CIWMB to enforce federal and state laws and regulations for the safe and proper handling of solid waste at the Facility. Initially, the City has designated the County of Los Angeles as the LEA. The LEA performs routine and monthly investigations of the Facility, investigates complaints of illegal disposal of solid waste and administers a permitting and inspection program to ensure the Facility's regulatory compliance.

1.40 Mixed Municipal Waste ("MMW"). "Mixed Municipal Waste" or "MMW" means all municipal solid waste including putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, street sweepings, recyclables and catch basin residue. The definition of MMW includes all materials that are

generally considered to be MMW in the solid waste industry and all materials that are MMW as a matter of law or regulation.

1.41 MOU. "MOU" means Memorandum of Understanding and refers to that agreement entered into by the Parties on June 25, 2008, as amended, for implementation of this Agreement, the other Agreements and Project development generally, as described in greater detail in Recital D hereto.

1.42 Operational Obligations. "Operational Obligations" means Athens' obligations to operate the Facility in accordance with Article 6 of this Agreement.

1.43 Operational Year. "Operational Year" means each 12 months following the Commencement of Operations date and shall begin and end on the anniversary of the Commencement of Operations date.

1.44 Performance Standards. "Performance Standards" means Athens' obligation to operate the Facility in accordance with Article 5 of this Agreement.

1.45 Permits. "Permits" are defined in Section 3.2, as renewed or amended from time to time.

1.46 Permitted Waste. "Permitted Waste" means Refuse which the Facility may receive under its Permits and Applicable Law which is expected to include, without limitation: MMW, C&D Materials, Green Waste, E-Waste, HHW, Recyclable Materials and Source Separated Recyclable Materials.

1.47 Person(s). "Person(s)" means any individual, association, corporation, firm, joint venture, limited liability company, organization, partnership, trust, the United States, the State, a county, a municipality or special purpose district.

1.48 Project. "Project" means Athens' construction and operation of the Facility and the negotiation of, and carrying out of, this Agreement and the related Agreements.

1.49 Public Works Director. "Public Works Director" means the Director of Public Works or similar officer of City.

1.50 Reasonable Business Efforts. "Reasonable Business Efforts" means those efforts a reasonably prudent business Person would expend under the same or similar circumstances in the exercise of such Person's business judgment, intending in good faith to take steps calculated to satisfy the obligation which such Person has undertaken to satisfy.

1.51 Recovered Materials. "Recovered Materials" means those materials recovered from Permitted Waste by any processing including the separation and removal of recyclable materials from the Permitted Waste, whether by manual or mechanical means, by Athens at the Facility before any marketing or sales thereof.

1.52 Recyclable Materials or Recyclables. "Recyclable Materials" or "Recyclables" interchangeably mean those materials which have been discarded, thrown away, or abandoned by

the generator or owner thereof, and are commonly collected in recycling programs in southern California for the purpose of reprocessing or remanufacturing. The list of recyclable materials includes, but is not limited to, the following: newspaper (including inserts, coupons, and store advertisements); corrugated cardboard; mixed waste paper including office paper, computer paper, magazines, junk mail, catalogs, kraft bags, paper, paperboard, egg cartons, phone books, brown paper, grocery bags, colored paper, construction paper, envelopes, legal pad backings, shoe boxes, cereal and other similar food boxes, tissue boxes, paper tubes, and wrapping paper; glass containers including brown, clear, and green glass bottles and jars; aluminum including beverage containers, foil, and food containers; milk and juice cartons and jugs; steel or tin cans; small scrap metal including metal coat hangers; plastic jugs, bottles, and containers including resins #1 through #7; used motor oil and oil filters.

1.53 Refuse. "Refuse" bears the same meaning as Mixed Municipal Waste.

1.54 Rolling Extensions. "Rolling Extensions" means the automatic extension of this Agreement for repeating ten (10) year periods after conclusion of the Initial Term, as described in Section 2.1.

1.55 SCE. The term "SCE" is the acronym for the Southern California Edison Company.

1.56 SCE Easement. The term "SCE Easement" means that ±__ acres transmission easement traversing the Site and owned by SCE. The SCE Easement is legally described in Exhibit "D-2" hereto. Athens will be authorized to occupy and utilize the SCE Easement pursuant to an easement or license from SCE permitting Athens' use and occupation of the SCE Easement for MRF/TS parking and appurtenant uses.

1.57 Selfhauler. "Selfhauler" means any Person who delivers Refuse or Recyclable Materials to the Facility on their own behalf. Selfhaulers consist of Persons hauling Refuse either in the course of their business or for residential purposes, but Selfhaulers do not include Commercial/Institutional Haulers.

1.58 Site. "Site" means the real property currently owned by Agency where Athens proposes to construct the Project and operate the MRF/TS, comprised of an approximately 17.22-acre site at the intersection of Arrow Highway and Live Oak Avenue. The Site is legally described and depicted in Exhibit "B" hereto. The exact boundaries and area of the Site shall be determined by a survey prior to the conveyance of Title to Athens.

1.59 Site Map. "Site Map" means the site map showing the Site attached hereto as Exhibit "B".

1.60 Site Plan(s). "Site Plan" means that scaled depiction of the Project buildings, locations and square footages as situated on the Site, at Exhibit "C" hereto.

1.61 Source Separated Recyclable Materials. "Source Separated Recyclable Materials" means a type of Permitted Waste, means commingled and/or pre-sorted Recyclable Materials that are segregated from MMW prior to collection, including high grade paper, glass, metal, plastic, aluminum, newspaper, corrugated paper or other Recyclable Materials and delivered separately from other Permitted Waste.

1.62 Term. "Term" means that period of time during which this Agreement shall be in effect and bind the Parties, as defined in Section 2.1.

1.63 Termination Notice. "Termination Notice" means that notice terminating this Agreement as described in Section 12.4 hereof.

1.64 Transfer/Processing Report ("TPR"). Transfer Procedures Report ("TPR") means that report prepared by Athens pursuant to CIWMB guidelines and Section 9.1 of this Agreement.

1.65 Trash Hauling Contract. "Trash Hauling Contract" means the contract approved by the City to exclusively provide for the collection of Mixed Municipal Waste and Recyclable Materials from property within the City to the MRF/TS for collection, processing and disposal.

1.66 Uncontrollable Circumstance. "Uncontrollable Circumstance" means any act, event or condition that has delayed or prevented, or which the Parties hereto agree may be reasonably expected to delay or prevent, a Party from performing or complying with one of its obligations under this Agreement, including, without limitation, such acts, events or conditions as:

a. A change in law, including (i) the adoption, promulgation, amendment, modification, rescission, revision or revocation of any Applicable Law or change in judicial or administrative interpretation thereof occurring after the date hereof, and/or (b) any order or judgment of any federal, State or local court, administrative agency or governmental body issued after the date hereof, so long as such order or judgment is not the result of Athens' negligent or willful misconduct or criminal violation; or

b. Governmental action, inaction, restriction, initiative, referendum, moratoria, or processing with governmental agencies, the delay of which is not due to the negligent or untimely action or inaction of Athens; or

c. Earthquake, explosions, epidemic, quarantine, landslide, lightning, fire, flood and weather, including, without limitation, consecutive or numerous non-consecutive days of rain, snow or other inclement weather during the construction period; or other Acts of God; or

d. Sabotage, acts of public enemy, war, riot, insurrection or civil disturbance, expropriation, confiscation; or

e. Failure of any permitted subcontractor or supplier of goods, materials, services or other items required for performance of this Agreement (other than an affiliate of Athens) to furnish such goods, services, materials or other items on the dates agreed to, which materially and adversely affects Athens' ability to perform its obligations and Athens is not able to reasonably obtain substitute goods, services, materials or items on the agreed upon dates; or

f. The condemnation, taking, seizure, involuntary conversion or requisition of title to or use of the Facility, the Site or any material portion or part thereof by the action of any federal, State, county, city or local governmental agency or authority.

In no event shall any act, event or condition that has occurred as a result of poor management practices or negligence of Athens, or an employee or agent thereof, be an Uncontrollable Circumstance.

1.67 Unpermitted Waste. "Unpermitted Waste" means hazardous, medical or radioactive wastes (except HHW) that the Facility may not receive or process under its Permits and Applicable Law. All elements of this definition shall conform to the provisions of the Permits, as such Permits may be amended from time to time, and the terms of the Permits shall prevail over the following illustrative list of Unpermitted Waste examples. The term "Unpermitted Waste" includes, without limitation:

a. Asbestos, including friable materials that can be crumbled with pressure and are therefore likely to emit fibers, being a naturally occurring family of carcinogenic fibrous mineral substances, which may be an Unpermitted Waste if it contains more than one percent asbestos;

b. Ash residue from the incineration of Refuse;

c. Auto shredder "fluff" consisting of upholstery, paint, plastics, and other non-metallic substances which remain after the shredding of automobiles;

d. Dead animals that are large (i.e., no more than 50 lbs.) in size;

e. Industrial solid or semi-solid wastes which pose a danger to the operation of the Facility, including cement kiln dust, ore process residues;

f. Infectious and bio-medical wastes which have disease transmission potential and are classified as hazardous by the State or County Health Services, including pathological and surgical wastes, medical clinic wastes, wastes from biological laboratories, syringes, needles, blades, tubing, bottles, drugs, patient care items such as linen or personal or food service items from contaminated areas, chemicals, personal hygiene wastes, and carcasses used for medical purposes or with known infectious diseases;

g. Liquid wastes which are not spadeable, usually containing less than fifty percent solids, including cannery and food processing wastes, landfill leachate and gas condensate, boiler blowdown water, grease trap pumpings, oil and geothermal field wastes, septic tank pumpings rendering plant byproducts and sewage sludge;

h. Radioactive wastes under Chapter 7.6 (commencing with Section 25800) of Division 20 of the State Health and Safety Code, and any waste that contains a radioactive material, the storage or disposal of which is subject to any other State or federal regulation; and/or

i. Sewage sludge comprised of human (not industrial) residue, excluding grit or screenings, removed from a waste water treatment facility or septic tank, whether in a dry or semidry form.

ARTICLE 2.0
TERM & GRANT OF AUTHORITY

2.1 Term. The Term of this Agreement shall be for an initial term of thirty (30) years, which shall run from Commencement of Operations (the "Initial Term"). At the conclusion of the Initial Term, this Agreement shall be subject to an automatic ten (10) year rolling extension so long as the Developer has met its obligations under the terms of the Development Agreement (the "Rolling Extensions"). Once this Agreement has entered into any Rolling Extension period, should the City seek to terminate the Agreement for a reason other than a material breach (pursuant to Article 12.0 hereof), the Term would continue for an additional ten (10) years from and after the giving of the Termination Notice.

2.2 Conditions to Effectiveness. This Agreement shall be effective only after and if all appropriate environmental review in accordance with CEQA has been completed, and the Facility, and the Agreements have been considered and approved by the City Council pursuant to a public hearing as required by Applicable Law, and that all MRF/TS approvals, entitlements and Permits have been granted by the appropriate agencies or entities. Athens acknowledges that nothing herein is intended as a commitment or representation that the City or Agency will approve the other Agreements.

2.3 Grant of Franchise. The City hereby grants to Athens the exclusive franchise, right, license and privilege (except as provided in Section 2.4 below) to operate a large-scale MRF/TS facility within City limits, such that for the Term of this Agreement (as may be extended by operation of the Rolling Extensions), and to the extent the City is allowed to so regulate under Applicable Law, the City shall not permit any other Person to construct or operate a large-scale MRF/TS in the City. For purposes of this grant of franchise, a "large-scale MRF/TS facility" means a MRF/TS facility operating as a primary use of property and engaging in Refuse/Recyclables processing and transfer activities comparable to those franchised under this Agreement. Nothing herein shall prevent small scale commercial businesses from conducting recycling activities as part of their business. Further, Athens shall not develop or acquire a competing MRF/TS of any sort within ten (10) miles of the territory of the City of Irwindale or within the City of Azusa (excluding (i) the Athens Materials Recovery Facility located at 14048 Valley Boulevard, and (ii) any existing facility developed or owned by an entity acquired by Athens).

2.4 Exceptions to Franchise. The exclusive MRF/TS facility franchise herein granted shall be subject to the following exclusions:

a. *Existing Athens Facilities.* The Athens Materials Recovery Facility located at 14048 Valley Boulevard, and any existing facility developed or owned by an entity acquired by Athens.

b. *Small-Scale Buyback Stands.* It is expressly understood that nothing herein shall prevent or preclude the development or operation of small-scale facilities for the buyback and processing of Recyclables and any exclusivity restrictions in favor of Athens shall only prevent City and the Agency from permitting or entering into an agreement for a large-scale MRF/TS facility of a size comparable to Athens' MRF/TS and operating as a primary use of property. This exemption shall be interpreted to mean that the franchise granted herein will not preclude the operation of existing or future small-scale recycling buyback centers located throughout the City

as a secondary, appurtenant, joint or accessory use to another primary use (e.g., recycling buy-back booths, kiosks or collection stands located in grocery store parking lots or similar areas).

c. *Facilities Processing Refuse Unpermitted at Athens' MRF/TS.* It is expressly understood that nothing herein shall prevent the development, construction and/or operation of a facility (subject to compliance with all Applicable Laws and City entitlements) if it is solely engaged in the processing or transport of Unpermitted Waste (including Hazardous Waste) that cannot otherwise be lawfully processed or transported at Athens' MRF/TS.

d. *Acquisitions of Competing Facilities.* Nothing herein shall prevent Athens from acquiring an integrated waste disposal business which as its assets currently owns a competing facility within the geographical limits of Athens' franchise and then continuing to operate such competing facility.

e. *Legally-Required Exemptions.* Other Refuse collection, removal or disposal facilities required to be exempt from Athens' franchise pursuant to State or Federal law, including but not limited to Non-City governmental entities operating their own Refuse facility within City boundaries. The exclusivity provisions herein shall be interpreted consistent with State and Federal law and are severable from this Agreement to the extent they contravene any laws.

2.5 Annexations. This Agreement shall extend to any territory annexed to the City during the Term that is not covered by an existing Solid Waste permit, license, agreement or franchise granted by another public entity shall be added hereto, except to the extent that collection by Athens within that annexed territory would violate the provisions of Public Resources Code Section 49520. In such event, this Agreement shall become effective as to such area at the earliest possible date permitted by law, and City agrees that it shall cooperate with Athens to fulfill any requirement necessary for Athens to serve the annexed area consistent with this Section.

2.6 Franchise Contingent on Athens' Fulfillment of Duties. To the extent that the franchise granted hereby is exclusive, it shall be so only if Athens is and shall be at all times ready, willing and able to perform its obligations under this Agreement, including but not limited to, complying with all Performance Standards and Operational Obligations, complying with all Applicable Laws, and complying with the terms and requirements of all Permits.

ARTICLE 3.0
PERMITTING

3:1 Legal Compliance. Athens is required during every phase of the Project and operation of the Facility to maintain compliance will all Applicable Laws including, but not limited to, the following:

- CEQA
- California Administrative Code, Titles 8, 14, 23, and 24
- California Health and Safety Code
- California Department of Motor Vehicles
- California Integrated Waste Management Act
- California Occupational Health and Safety Administration

- Federal Clean Water Act
- Resource Conservation and Recovery Act
- Clean Air Act
- Applicable local, regional, and State air quality and water quality regulations
- State and local fire and building codes; electrical standards

3.2 Permits. Athens shall, with reasonable cooperation from the City, be responsible for obtaining all approvals, licenses, orders and permits required by Applicable Law for the operation of the Facility ("Permits") and shall be solely responsible for maintaining such Permits in accordance with Applicable Laws. Athens shall apply in a timely manner for such other Permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Facility as may be required for the development of, or provision of services to, the Facility in accordance with the requirements set forth herein. The City shall cooperate with Athens in its efforts to obtain such Permits and approvals. The City and Athens shall cooperate and use reasonable efforts in coordinating the implementation of the Project with other public agencies, if any, having jurisdiction over the Site or the Project. Permits include, without limitation, the following:

APPROVALS/PERMITS REQUIRED FOR THE PROPOSED PROJECT	
AGENCY	**APPROVAL / PERMITS**
City of Irwindale	Development Agreement
City of Irwindale	Conditional Use Permit, if needed
City of Irwindale	Site Plan and Design Review Permit
City of Irwindale	General Plan Amendment
City of Irwindale	Zone Change
City of Irwindale	Zoning Code Amendment
City of Irwindale	Approval and Certification of the Final EIR
City of Irwindale	Storm Water Pollution Prevention Plan
City of Irwindale	Certificate of Completion (as defined in the DA) and Certificate of Occupancy
Los Angeles County Public Health Solid Waste Management Program (acting as the Local Enforcement Agency [LEA]) in conjunction with the California Integrated Waste Management Board	Solid Waste Facility Permit, Tire Hauler Permit
Los Angeles County Sanitation District	Industrial Waste Water Discharge Permit
South Coast Air Quality Management District	Permits to construct and operate odor control devices, paint spray booths, and gasoline dispensers
California Department of Industrial Relations, Division of Occupational Safety and Health	Work area design approval and compressor air tank permits
California Department of Conservation,	Beverage container recycling certifications

APPROVALS/PERMITS REQUIRED FOR THE PROPOSED PROJECT	
AGENCY	**APPROVAL / PERMITS**
Division of Recycling	
California Environmental Protection Agency, Division of Toxic Substance Control	Hazardous Waste Handler Identification Number, hazardous waste generator/hauler permits, electronic waste handler/hauler permit
California Department of Food and Agriculture Division of Measurement Standards	Weighmaster license
California Department of Transportation	Biannual inspection of terminals
California State Water Resources Control Board, Regional Water Quality Control Board (Region 4)	Waste Discharge Identification Number in compliance with the National Pollution Discharge Elimination System, and Storm Water Pollution Prevention Plan

Other approvals, licenses, orders and permits required by Applicable Law and with which Athens shall remain in strict compliance throughout the Term of this Agreement include any order, permit or requirements imposed by a LEA and the California Department of Toxic Substances Control ("DTSC").

ARTICLE 4.0
FACILITY CONSTRUCTION & COMMENCEMENT OF OPERATIONS

4.1 Project Description. The non-final Site Plan(s) for the Project are presented in Exhibits "A" and "C" hereto. All buildings will conform to the City's Design Guidelines and incorporate the environmental control system described below and such other additional measures as may be recommended through the CEQA review process. Athens proposes to size the MRF/TS to handle up to 6,000 tons per day with the following proposed multiple functions and processes:

a. *Transfer Station.* Transfer station for refuse collection and transfer. The transfer station would include a below grade load out area to allow for the transfer vehicles to be top-loaded through load out ports at the tipping floor. A portion of the transfer station would also be dedicated for self-haul use.

b. *Materials Recovery Facility.* Material recovery facility for Diversion of Recyclable Materials from commercial and residential customers via one or more sorting lines for MMW. The Recyclables would be baled within the building and transferred to recyclable load-out vehicles at the exterior recyclable load out dock. Residue from the Diversion process would be conveyed to the adjacent transfer station for load-out.

c. *Green Waste.* A Green Waste area would accommodate collection and grinding of Green Waste. The Green Waste would be transferred to outgoing delivery vehicles.

d. *C&D Materials.* A Construction and Demolition Materials area would be utilized for collection, sorting and recyclable load-out of C&D Materials. The incoming C&D

Material would be screened, sorted and Diverted to containers. The containers would be transferred to outgoing recyclable load-out vehicles.

e. *Inert Materials.* Inert materials would be sorted and directed towards filling of approved Irwindale inert mining pits.

f. *Office/Administrative.* An office area would be dedicated for administrative support for the Facility. This area would also include an education area for use by local students in demonstrating the activities of the Facility.

g. *Employee Areas.* An employee area/control area would include restrooms, a break area and offices. The upper level control area would be used to accommodate the operational control functions of the Facility. The employee area/control area would be linked to the office area via an upper level observation gallery.

h. *Maintenance.* A separate maintenance building would include two service bays and an adjacent office/parts area.

i. *Fueling Station.* Site improvements would include diesel and natural gas fueling operations with public access, a truck wash area, truck scale and scale house, load-out ramps, truck loading docks, driveways, employee and operation vehicle parking, and landscaping.

j. *Alternative Fuel Vehicles.* The facility will encourage the use of alternative fuel vehicles. If possible, a fueling facility will be provided on-site, and Athens will consolidate operations to foster the payment of utility and sales taxes to the City through the point of use and/or sale.

4.2 Alterations After Construction of Each Improvement.

a. Except as otherwise specified in this Agreement, once construction of any Project improvement has been completed, Athens shall not make, or permit any other person to make, any substantial alterations to such improvements without prior written consent of the City. For purposes of this Section, an alteration of the Site is considered to be "substantial" if it requires the issuance of a City building permit. In the event Athens determines that a substantial alteration is necessary, such alteration shall not be undertaken without providing written notice to the City accompanied by plans and specifications detailing the proposed alteration. Athens' notice, plans and specifications for a proposed alteration must be provided to the City in a manner giving City staff sufficient time to thoroughly review the proposed alterations before determining whether to provide written City approval for said alterations (which approval shall not be unreasonably withheld, conditioned, or delayed). Notwithstanding the foregoing, Athens shall be entitled, without need for written City consent, to make non-structural alterations to completed Project improvements to the extent such alterations are intended to increase the efficiency of or to improve the appearance of the Site, the Facility and their operations, and do not require City building permits.

b. Athens is required to incorporate new technology reasonably available to control environmental impacts of the Project as needed to meet the following performance goals: (i) standards set by applicable regulations (including, without limitation, South Coast Air Quality

Management District Rule 410), or (ii) as reasonably needed to meet the environmental Performance Standards set forth in this Agreement, or (iii) as required to respond to citizen complaints as required by Section 5.5 of this Agreement. Such technology upgrades shall be undertaken at Athens' sole cost.

4.3 Commencement of Operations. For purposes of this Agreement, the Facility's Commencement of Operations shall occur after the following two conditions have been met: (i) the Project's improvements have been completely built-out, and (ii) all City certificates or Permits necessary for occupation and operation of such improvements have been issued. The completion of these two conditions precedent shall trigger the date of the Commencement of Operations. The date of the Commencement of Operations shall also initiate the following rights and obligations:

a. *Host Fee Commences with Commencement of Operations.* The Commencement of Operations shall be deemed to be the trigger for Athens' Host Fee obligations regardless of whether the Facility has actually started to accept Permitted Waste and/or Recyclables (excepting that the Host Fee Deposit and certain initial payment/escrow funds will be made at the times stated in Exhibit "E").

b. *Written Notice to City.* Athens shall promptly provide the City written notice of the precise date of the Commencement of Operations. In this notice, Athens shall also notify the City of the volume and/or types of Permitted Waste that Athens anticipates to accept at the Facility on or about the date of the Commencement of Operations.

c. *Commencement of Athens' Right to Accept Permitted Waste.* On the date of the Commencement of Operations Athens shall have the right to start accepting and processing Permitted Waste at the Facility.

d. *Warranty of Capacity to Accept/Process Permitted Waste.* Starting on the Commencement of Operations, Athens warrants the Facility will be ready to receive and process Permitted Waste as appropriate to the Project improvements then in place. Athens further warrants that it will utilize Reasonable Business Efforts to accept and process Permitted Waste and Recyclable Materials at the Facility and to utilize all completed Facility components.

4.4 Full Operations. With the Commencement of Operations, Athens shall maintain the Facility in a fully operational state, such that all Facility components and Site improvements will be capable of performing as required hereunder and capable of so operating in compliance with all Performance Standards and Operational Obligations.

4.5 Materials Flow. With the Commencement of Operations, Athens shall maintain a consistent and efficient flow of Refuse and Recyclables into and out of the Facility. At such time and to the extent Athens is reasonably and lawfully able to do so, Athens shall exercise its flow control management in such a manner as to establish the Facility as the sole or primary destination for all Permitted Waste generated within the City or collected by Athens in the area. The goal of maintaining an efficient waste stream shall be the Diversion of Refuse and Recyclables away from landfills, with priority being the marketable recycling or re-use of materials. The following chart

summarizes the Parties' understanding of how various MMW and Recyclables will be processed through the waste stream under Athens' control:

Irwindale MRF/TS - Materials Flow

Inbound	Processing:	Outbound
Municipal Solid Waste	MRF/TS	• Recyclables Market • Compost Facility • Landscape Markets • Inert Processors • Landfill • Conversion Technology Facility
Residential/Commercial/Industrial Source Separated Recyclables	MRF	• Recyclables Market • Inert Processors • Landfill • Conversion Technology Facility
Residential/Commercial/Industrial Source Separated Green Waste, Wood Waste, and Organics	Green Waste	• Compost Facility • Landscape Markets • Landfill • Conversion Technology
Self Haul	Self Haul	• Recyclables Market • Compost Facility • Landscape Markets • Landfill • Conversion Technology
Construction and Demolition	C&D Processing	• Recyclables Market • Inert Processors • Compost Facility • Landscape Markets • Landfill • Conversion Technology

ARTICLE 5.0
PERFORMANCE STANDARDS

5.1 General Obligation. Beginning from the Start-Up Period of Facility operations, Athens covenants to comply with all Performance Standards throughout the Term of this Agreement and to perform its Operational Obligations with respect to Facility operation as required hereunder, by the Development Agreement, in accordance with accepted practice for comparable facilities, sound management and operations practice, any applicable TPR, Final Plans and Specifications, Permits, Applicable Law, and any other covenants, conditions and restrictions pertaining to the Facility.

Athens shall not use or permit the use of the Facility for any purpose other than those contemplated by this Agreement and the Development Agreement, and Athens shall not-accept, transfer, recover or process any materials other than Permitted Waste and Refuse allowed pursuant its Permits and Applicable Laws.

5.2 Environmental Performance Standards.

a. *Air Quality and Odor Standards.* A standard operations/maintenance manual for odor reduction, formulated and tested for effectiveness by first-hand experience at Athens' existing facility, will be in place and followed from the first day of Facility operations. Athens shall operate the MRF/TS in compliance with all requirements, recommendations, and best management practices ("BMPs") and/or mitigation measures for minimization and mitigation of air quality and odor impacts as detailed in Chapter 3.3 of the EIR, including but not limited to, compliance with all California Air Resources Board ("CARB") and SCAQMD standards, rules, and regulations. All Athens' vehicles using the Facility shall meet CARB and SCAQMD requirements. To further minimize odor and air quality impacts from the Facility, Athens agrees to the following:

(1) To install and diligently maintain odor control equipment in the MRF/TS, including without limitation an exhaust ventilation system with exhaust air drawn through state-of-the-art odor neutralizing systems or compounds and dust filtration system; a water misting system to control dust in the tipping area and transition areas of the building where handling of solid waste tends to release dust; complete enclosure of the facility, with all tipping, sorting and transfer operations taking place indoors; and doors on all vehicle entrances and exits on the Facility. Airflow and odor control equipment throughout the Facility will be managed automatically by software controls and barometric louvers to insure that all airflow is directed in to the building and through the filtration system. The exhaust ventilation system shall be in full operation while tipping, transfer, or sorting operations are taking place, and shall be run to the extent necessary during non-operational periods to ensure odors cannot escape from the closed Facility. All Facility doors shall be kept closed except when actually in use.

(2) Athens will direct all Facility users and Self-haulers to discharge Permitted Waste and will conduct all recovery and processing inside the buildings so designated in the Final Plans and Specifications. Minimized building openings will assist in odor control and noise reduction of interior operations.

(3) All paved areas of the Site, and the interior of the Facility, shall be swept at least once each operating day. Work platforms and sorting areas will be swept once each shift and machinery shall be cleaned on a weekly basis. The tipping floor and Green Waste areas shall be swept routinely throughout the day by power sweepers and by janitors with brooms to remove refuse, dust, and debris. These areas shall also be periodically power scrubbed or scraped during nighttime operations. All liquid waste from the power scrubbing of the tipping and Green Waste floors, truck loading areas, and canopy wash areas shall be discharged to the municipal sewer system under permit from the Los Angeles County Sanitation Districts.

(4) MMW shall be handled in a first-in, first-out basis such that Refuse and Recyclables, including the unrecovered remainder of the sorting processes and waste brought

to the Facility for transfer, remains on Site no longer than forty-eight (48) hours after its arrival, and recovered recyclable materials are shipped off Site as soon as full-load quantities are recovered but no longer than thirty (30) days. All recovered plastics and organic materials shall be stored indoors. Quick action roll-up doors will be used continuously at vehicle entries to minimize exterior exposure to the operations.

(5) Athens will make dust masks available to employees, customers and members of the public while they are inside the MRF/TS during extant dust conditions.

(6) Notwithstanding the foregoing, Athens may use different technologies and equipment to achieve Air Quality and Odor Standards as may be reasonably approved by the City in writing provided that such technologies and equipment are as effective or more effective as the methodologies and technologies specified in this Section 5.2a.

b. *Hazardous Materials Standards.* Athens shall operate the MRF/TS in compliance with all requirements, recommendations, mitigation measures and BMPs for minimization and mitigation of hazards and hazardous materials impacts as detailed in Section 3.4 of the EIR. Although Athens shall not knowingly accept Hazardous Materials at the Facility, from time to time the MRF/TS could receive some materials considered hazardous mixed with normal non-hazardous MMW loads. The following measures and standards shall, at a minimum, apply to Hazardous Materials at the Site:

(1) Facility management shall be experienced, knowledgeable and trained in the Applicable Laws and regulations concerning Hazardous Materials and shall ensure that all employees receive specific training as it relates to their job assignments. Special attention should be given to tipping floor personnel including forepersons and spotters. Training will be performed periodically, when an employee is assigned to a new position, or upon the assignment of a new hire.

(2) Every load coming into the Facility tipping floor will be visually screened for any suspicious materials such as unlabeled containers, barrels, used motor oils, car batteries, and any other items indicating the presence of Unpermitted Materials. Random documented load checks will be performed daily at the direction of the tipping floor leadership. These inspections must be recorded in the appropriate form provided for that purpose.

(3) Any Hazardous Materials found at the Facility must be removed from the Site using the appropriate protective equipment to area(s) identified for temporary storage of such waste. To this end, the appropriate Facility manager will be informed immediately to arrange moving any Hazardous Materials to the Facility's "Hazardous Waste Storage Cabinet" or hauled off Site for proper disposal, as appropriate. Every twenty-four (24) hours or when the Storage Cabinet is full (whichever comes first), Athens will arrange for pick-up and disposal of Hazardous Materials by a licensed Hazardous Materials hauler. Athens shall arrange for an earlier or immediate disposal of Hazardous Materials by a licensed Hazardous Materials hauler if required by any Applicable Law.

c. *Water & Soils Quality Standards.* Athens shall operate the MRF/TS in compliance with all requirements, recommendations, and BMPs for minimization and mitigation

of water and soils quality impacts as detailed in Chapter 3.5 of the EIR, including but not limited to:

(1) Pollutant discharge from the Site must be prevented using BMPs issued under a NPDES General Permit (administered by the Los Angeles RWQCB under SWRCB Water Quality Order 99-08-DWQ) prior to development. This permit will include the preparation of a site specific SWPPP. The SWPPP further also outline stormwater sampling and BMP inspection requirements. Athens agrees to implement and maintain compliance with all requirements imposed under these permits.

(2) Development of, and compliance with, an Erosion and Sediment Control Plan and associated BMPs.

(3) The Facility shall be designed and maintained in accordance with the U.S. Green Building Council (USGBC).

(4) The perimeter of the Site will be covered with, and Athens shall maintain, vegetation landscaping and a wall, thus, preventing off-site runoff from entering the facility. Athens shall exercise BMP to assure that the Site will be graded such that no stormwater flow can leave the Site without first passing through a bioremediation swale system.

d. *Noise Standards.* Athens shall comply with existing City noise standards during operation of the MRF/TS and all mitigation measures and recommendations detailed in Chapter 3.8 of the EIR, including but not limited to:

(1) In construction of the Project, Athens shall implement and comply with those mitigation measures set forth in Section 3.8.3 of the EIR for construction activities.

(2) For operational impacts, per the City of Irwindale noise ordinance, Athens shall not cause operational-related noise levels at the Site boundary exceeding over five dB over the ambient or the ambient base noise levels as set forth in Irwindale Municipal Code Section 9.28.030, whichever is greater, when measured at any boundary line of the Site.

(3) Throughout Facility operations, for the southern Site boundary along Live Oak Avenue (except for the driveway cutouts) and along the southwest property boundary (for approximately the first 450 feet of the property boundary north of Live Oak Avenue), Athens shall maintain an 8-foot perimeter masonry soundwall on top of a two-foot berm so that the effective height of the soundwall would be 10 feet.

(4) Throughout Facility operations, Athens shall take all reasonable steps to immediately address and resolve nighttime operations using BMP (10 p.m. – 7 a.m.) that result in verified noise complaints to eliminate objectionable noise during the nighttime hours. Potential measures may include without limitation, moving the operation further from nighttime sensitive receptors, moving the activity indoors during nighttime hours, or conducting the objectionable activity during daytime hours.

(5) For transportation noise, exceeding over five dB over the ambient or the ambient base noise levels as set forth in Irwindale Municipal Code Section 9.28.030, whichever is greater, when measured at any boundary line of the Site.

(6) All tipping, transfer, and sorting operations shall occur inside an enclosed building, with doors on all vehicle entrances and exits which are kept closed unless actually in use. Facility doors shall be kept closed when not in use, particularly at night, to prevent escape of noise.

(7) The Site perimeter shall be ringed by a masonry soundwall. Outdoor operations, maintenance, and construction activities shall be scheduled to ensure that any particularly noisy activities occur during normal weekday business hours. All Athens' service vehicles accessing the Site will be maintained with mufflers in good working order and backup alarms kept set at the lowest volume allowed by Applicable Laws. Use of vehicle horns shall be discouraged on Site except as necessary to alert workers of an emergency situation.

(8) Athens will cooperate with the Public Works Director to address other substantiated noise complaints which can be mitigated through Reasonable Business Efforts.

e. *Litter and Pest Vector Standards*. Athens shall maintain the Facility and Site in a neat and orderly condition, unfavorable to rodents and insects, including cleanup of litter and debris on Site and along roads near the Site, at a minimum, daily, or as frequently as necessary to comply with this requirement. In addition:

(1) Athens will develop and implement a rodent and insect management program, including contracting with a professional pest control company to inspect the Facility on a periodic basis, no less often than once per month. In the event of apparent pest vector activity, within twenty-four (24) hours of City direction, Athens shall implement vector control measures sufficient to remedy the vector nuisance. Traps and baits will be placed and spraying for insects conducted in accordance with the recommendations of the pest-control firm in order to maintain the Facility and Site in a pest-free condition to the satisfaction of the Local Enforcement Agency and on an as-needed basis to mitigate any verified public complaints of pest vectors.

(2) The Facility buildings shall be designed and maintained in such manner as to facilitate cleaning and to minimize hiding places that might harbor pests. Athens shall exercise Reasonable Business Efforts to ensure that the Facility is operated through the use of pest-proof materials such as metal and concrete; minimizes hiding places such as dark corners, crevices and inaccessible void spaces where debris might accumulate and pests may hide and breed; and ensuring that all areas of the Facility (including machinery pits, baler sumps, etc.) are easily accessible and adequately lit for cleaning purposes.

(3) All areas of the Facility, including tipping areas and work platforms, shall be swept at least daily either by hand or mechanical sweeper (excepting that the MRF shall be swept routinely throughout the day by mechanical sweeper to pick up any litter on paved surfaces). A cleaning crew shall daily remove litter from landscaped areas. Further, walls, fencing and landscaping surrounding the Site shall be maintained to prevent any windborne litter

from blowing offsite. Materials accepted at the Facility for sorting shall be handled in a first-in, first-out basis and in all cases are processed and the remainder of unrecoverable wastes removed from the property within forty-eight (48) hours of arrival. Recovered recyclable materials are also handled on a first-in, first-out basis and shipped out by individual load to minimize inventories and ensure older materials do not accumulate on site to act as a home for insects and vermin. Sorting machinery is cleaned thoroughly by dry methods on at least a weekly basis.

(4) Traps and baits will be placed and spraying for insects conducted in accordance with the recommendations of the pest-control firm in order to maintain the facility and site in a pest-free condition to the satisfaction of the Local Enforcement Agency.

f. *Greater Standards.* Where any conditions of approval for the Project provide for more stringent standards or measures than are specified in this Article 5, then such greater or more stringent standards or measures shall apply.

5.3 Parking, Trucks and Traffic Performance Standards.

a. *Parking & Parking Lot Circulation.*

(1) Regular Parking: A total of 263 parking stalls will be provided for the Project. This will include 253 standard stalls and ten (10) handicapped-accessible stalls. Consistent with the Facility Scope & Components at Exhibit "A" and Site Plans, the parking areas will primarily be located on the south side of the Site with access from Live Oak Avenue and/or within or over the LADWP Easement. "Employee only" parking stalls provided shall exceed the maximum number of employees per shift. Total employees per Shift 1 = 102, per Shift 2 = 86 and per Shift 3 = 110 (refer to Exhibits "A" and "C" for a detailed breakdown of employees added to the Facility per Project phase). Parking stall sizes and driveways will be per City standards and all Applicable Laws.

(2) Transfer Truck Parking: Consistent with the Facility Scope & Components at Exhibit "A" and Site Plans, transfer truck parking shall be provided along the east sides of the Site on the outer lane of the perimeter access road. When not occupied, the transfer truck parking area may be used for additional access and circulation around the Site. A total of twenty (20) parking stalls for transfer trucks shall be provided.

b. *Traffic Circulation.* Internal traffic circulation and ingress and egress from the MRF/TS shall comply with and at all times maintain the Site circulation mitigation measures set forth in Section 3.12.8 of the EIR. Employee shifts shall be scheduled so that employees do not arrive or depart during peak traffic hours. Athens' trucks shall use the routes for ingress and egress to and from the Site as shown in Exhibit "F" hereto. Athens will use Reasonable Business Efforts to enforce measures to assure that the designated access corridors to and from the Facility to the I-605 or I-210 freeways are utilized in connection with the operation of the Facility. Attached hereto as Exhibit "F", and incorporated herein by this reference, is the proposed Route and Circulation Plan for Athens' proposed Site ingress/egress and collection routes. Athens will ensure that a tow-truck will be on call to remove any trucks that break down and create traffic problems on the designated route between the Facility and the freeways. Further, Athens shall implement and maintain a policy of, at least every five (5) years, reviewing the Refuse carrying

capacity of its Refuse transfer and hauling trucks and, based upon the findings of such five-year review, replacing smaller or less efficient vehicles with larger or more efficient trucks in an effort to reduce the overall number of Refuse hauling vehicles on City streets.

c. *Cleaning of Access Corridors.* An Athens Services street sweeper will sweep the westbound curb lane of Live Oak Avenue, the eastbound curb lane of Arrow Highway, and the middle turn lane of Arrow Highway, adjacent to the facility, on a daily basis each day the facility is in operation. In addition, Athens shall implement daily litter pick-up along adjacent properties, adjacent streets and along transportation corridors, such that any litter resulting from Athens' operations (including Athens' customers delivering waste to the Site) will be removed. Athens' obligation to clean-up debris in public right-of-ways and/or transportation corridors shall apply regardless of whether such debris was inadvertently spilled or intentionally dumped.

d. *Enclosure of Trucks.* All Commercial/Institutional Haulers and Athens collection vehicles shall be enclosed and free of debris prior to leaving the Site to eliminate spillage. No uncovered vehicles are permitted to leave the Site unless they are empty. Athens shall further exercise Reasonable Business Efforts to encourage Selfhaulers to cover their vehicles to eliminate spillage, including publicly-posted rules and instructions for the enclosure and/or securing of Refuse in Selfhauler vehicles. Athens shall maintain at the Facility extra tarps on-hand to replace faulty or missing tarps on vehicles. Persons repeatedly in violation of Athens' rules and regulations regarding the enclosure and securing of transported Refuse, or Persons who otherwise repeatedly cause Refuse spillage and residue, may be denied service at the Facility or Athens may adopt a fine schedule for repeat violations of the enclosure requirement. All loads leaving the Site shall be monitored to make sure they do not track out or drop materials onto public roadways as they depart.

e. *Traffic Queuing on City Streets.* Athens shall provide a level of services at the Facility such that City streets surrounding the Site, particularly Live Oak Avenue, Arrow Highway and Baldwin Park Blvd., shall be free of any queuing of vehicles entering or leaving the Facility. Athens shall staff the Facility as needed to meet this Performance Standard and Athens shall manage vehicular queuing on entrance and exit corridors to the Site such that there shall be no vehicles queued and awaiting service in any public street.

f. *Vehicular Turnaround Time.* Athens will make Reasonable Business Efforts to ensure that each waste collection and delivery vehicle utilizing the MRF/TS is able to complete unloading at the Facility after no more than thirty minutes (30) minutes, absent vehicle breakdown or driver negligence.

5.4 Additional Performance Standards.

a. *Rotation of Refuse.* Refuse will be moved off-site within 48 hours of delivery.

b. *Lighting.* All Site lighting shall be shielded to avoid off-site glare.

c. *Reclaimed Water.* The MRF/TS shall be developed for and shall use reclaimed water when available.

d. *Green Building*. Athens shall maintain the Facility in a "green" building design with LEED certification. Athens will maintain "green" building design elements including, without limitation, recycled content and local building materials, daylighting with clerestory windows and skylights, low flow plumbing fixtures, energy efficient lighting, high performance HV AC systems and a cool roof design. Site "green" design elements to be maintained shall include, without limitation, low water use landscaping, reflective paving, irrigated trees and shading in parking areas, efficient/directed site lighting and storm water pollution prevention devices. Irrigated tree planters in the parking areas shall be maintained and nurtured for the preservation of healthy, mature, full-growth trees to provide adequate shade (including the use of sunken irrigation systems as needed to prevent the roots of shade trees from damaging surface concrete). Athens shall also cooperate with Southern California Edison to obtain grants for solar power systems, variable speed motors and other energy efficiency measures.

e. *Facility Aesthetics*. The exterior design of the Facility shall be maintained consistent with its Mediterranean architecture with varying parapet heights, vertical tower elements, arcades, arched entry structures and deeply recessed exterior fenestrations to break the building into smaller scale forms. Athens shall maintain the exterior materials in colors plaster colors traditional to Mediterranean design (generally earth tones or muted pastels), roof tiles, wrought iron and decorative tile accents, accentuated building cornices and plaster building ornaments. Changes in exterior materials or color schemes shall be subject to City approval, which approval shall not be unreasonably withheld, conditioned, or delayed.

f. *Fire Prevention & Emergency Response*. Athens will implement and maintain fire prevention measures accordance with County Fire Codes and Applicable Law. Further, Athens will maintain, at a minimum, those fire prevention and emergency response measures identified in Exhibit "H" hereto. Athens shall notify the City in writing of any changes to the protocols in Exhibit "H" and such changes shall be subject to the City's approval (which approval shall not be unreasonably withheld, conditioned, or delayed, or which approval shall not be required where the changes to Exhibit "H" are required by law). Athens shall thereafter promptly provide the City with a revised Exhibit "H" reflecting the approved or legally required changes.

5.5 Remedies for Failure to Observe Performance Standards and Nuisance Violations.

a. *Complaints Received by City*. Complaints received by the City regarding MRF/TS operations and Athens' performance will be transmitted by the Public Works Director to Athens in writing. Athens shall investigate each complaint reasonably made, take corrective action and respond to the complaining party to the extent deemed necessary, and subsequently report any such action to the City by email. Athens shall maintain a log of complaints received and corrective actions implemented in accordance with the requirements of the Facility's Solid Waste Facility Permit as enforced by the LEA, which log shall be available for City inspection at the Facility during normal business hours.

b. *Complaints Received Directly by Athens*. Athens shall also take corrective action on any public complaints reasonably made that are directly received by Athens. Complaints received by Athens and Athens' corrective actions thereon shall also be entered into the log described in Subsection (a) above.

c. *City Investigation.* In the absence of public complaint, the City may also initiate its own investigation of the Facility if it has a reasonable belief that Athens is failing to observe Performance Standards or a nuisance condition is occurring. If the City, based on its own observations or investigations, discovers any conditions violating the terms of this Agreement (including but not limited to failure to observe any Performance Standards or regulatory agency requirements, or the production of any nuisance condition), City shall include a written description of the violation to Athens with a reasonable time to cure. Athens shall investigate all problems so identified by the City and take corrective timely action thereon and include such complaints and corrective actions in the log and the email report to the City as described in Subsection (a) above.

d. *Nuisance Conditions.* Repeated, substantiated complaints of, or continued conditions of, poor service quality, failure to observe Performance Standards, regulatory agency requirements, and/or nuisance conditions may be handled in the manner prescribed below. For purposes of this Section, the term "nuisance conditions" shall include, but is not limited to, the following:

(1) Traffic queuing on City streets and/or recurrent failures to meet standards for vehicular circulation onto, through and away from the Site as required by Section 5.3;

(2) Failure to clear debris and litter attributable to Athens' operations and customers found upon and in the immediate surrounding area near the Facility and along immediate access routes, traffic corridors and public rights-of-way as required by Section 5.3 or the maintenance of the Site in such a manner as to facilitate a pest infestation;

(3) Poor maintenance of Athens trucks in violation of Section 6.17;

(4) Violations of safety standards required under Applicable Law or by this Agreement;

(5) Use of unqualified or incompetent employees by Athens in violation of this Agreement, including but not limited to violations of Section 6.8 hereof;

(6) Odor, air quality, soil or water conditions violating those standards stated in the conditions of approval applicable to the Project, Sections 5.2(a) and 5.2(c) hereof, and/or the EIR;

(7) Violations of the City's noise ordinance and other noise-related requirements found in the conditions of approval applicable to the Project, Section 5.2(d) hereof, the EIR or Applicable Law;

(8) Failure to maintain landscaping at the Site in an attractive and professional manner;

(9) Failure to repair, reconstruct or repaint any structure(s) or equipment which has been materially damaged or have materially deteriorated, regardless of whether such deterioration is due to poor maintenance or through the course of normal wear and tear. For purposes hereof, "material" damage or deterioration means the equipment or structures are

performing at a level 10% or more below their full operational capacity and/or the equipment or structures present an unprofessional, nuisance appearance to the public view;

(10) Any similar recurrent violation of the Performance Standards or Operational Obligations stated in this Agreement;

(11) Any enforcement action taken by the LEA that requires closure of the Facility for any 24-hour period and/or requires a judicial or administrative remedy prior to re-opening the Facility;

(12) Knowingly accepting Unpermitted Waste or violation of the standards relating to Hazardous Materials, including violations of Section 5.2(b) hereof;

(13) Closure of the Facility in violation of this and other Agreements;

(14) Misconduct with respect to scale operations, knowingly misrepresenting measurements or persistent violations of Applicable Laws governing weights and measures;

e. *Notice of Violation.* Violations listed in Section 5.5(e) above, as items (1) through (10) shall be deemed "minor" in nature, while violations in categories (11) through (14) shall be considered "major." Repeated violations in any minor category may become major violations for purposes of this Agreement. Initially, when the Public Works Director or a designated enforcement officer observes a violation, a verbal warning shall be given to the Athens official or employee managing Facility operations. If the violation is thereafter repeated and, in the opinion of the City's Public Works Director or designated enforcement officer, Athens has not taken timely, effective action to correct the violation and prevent its repetition, then the Public Works Director or designated enforcement officer may instate the provisions of Article 12.0 hereof and may subject Athens to additional liquidated damages.

f. *Remedies for Severe, Persistent or Major Violations.* Should ATHENS' violations be severe and repetitive or otherwise not reasonably subject to correction, or if the violations qualify as "major" violations as defined in Section 5.5(e), the Public Works Director may, in his sole discretion, immediately institute the procedures set forth in Article 12.0 hereof.

g. *No Waiver of City's Police Powers or Legal Rights.* Nothing in this Agreement is intended to limit the power and ability of the City or any LEA to initiate administrative and/or judicial proceedings for the abatement of nuisance conditions or violations of any applicable law. Nothing herein shall waive or limit any other legal rights or recourses the City may have in response to Athens' repeated, material violations of Performance Standards or failure to mitigate nuisance conditions.

5.6 City Municipal Code Procedures. The procedures set forth in Section 5.5 above are non-exclusive. In lieu of the procedures and remedies stated in Section 5.5, the City may, in its sole and absolute discretion, utilize any administrative citation or administrative procedures contained in the City Municipal Code relating to the abatement of nuisances and/or violations of the Municipal Code, as may be amended or renumbered; provided, the Agreement can only be terminated pursuant to the provisions of Article 12.0.

5.7 City's Right of Entry. City reserves any rights of entry it may have to the Site pursuant to law, as well as a right of immediate entry to the Site in the event an emergency situation that threatens public health, safety or welfare, and any other remedies available by law or under the terms of this Agreement or any other Agreements. Upon learning of the situation, City shall attempt to notify Athens of the situation as soon as possible. Upon receiving such notice from City, Athens shall immediately advise City whether Athens is unable or unwilling to take responsive action or make arrangements for a third party to respond to the situation. City may immediately enter the Site, whether by its own forces or a contracted third-party, to respond to the situation if (i) City is unable to notify Athens, or (ii) Athens advises City that it is unable or unwilling to respond to the emergency situation, or (iii) Athens' inaction or delay manifests no intention of responding to the circumstances.

City's entry to the Site pursuant to this Section shall be without liability to City for any loss or damage that may accrue to Athens' merchandise, fixtures, or other property or to Athens' business by reason thereof unless such loss or damage is caused by City's negligence or willful misconduct.

Any costs, expenses or damages incurred by City in responding to circumstances warranting City's entry to the Site shall be paid by the City unless the cause for such entry was a breach of this Agreement by Athens. In the event that such entry by the City is the result of a breach of this Agreement or Other Agreements by Athens, City shall send Athens written notice and an invoice of all costs, expenses or damages reasonably incurred by City in its response to such circumstances. Within five (5) business days, Athens may contest in writing the costs, expenses or damages, in whole or in part, identified by City. City shall consider Athens' written contest of costs, expenses or damages in good faith and determine, in the City's sole discretion, whether to reject, accept in part, or accept fully the position taken by Athens; City shall promptly notify Athens of its determination in writing. Athens shall reimburse to City all costs, expenses or damages as finally determined by City within ten (10) business days of issuance of the City's final determination or, if Athens never contested the costs, expenses or damages originally identified by the City, Athens' reimbursement shall be made within ten (10) business days of the City's initial notice and invoice of costs, expenses or damages. If Athens fails to make such payment when due, the same shall accrue interest as provided in Section 12.6 and shall be a material default of this Agreement, subject to all rights and remedies herein. In the event that such entry by City was not the result of a breach of this Agreement by Athens, then the City shall reimburse Athens for all of its costs, losses and expenses arising from or related to such entry.

ARTICLE 6.0
OPERATIONAL OBLIGATIONS

6.1 Disposal and Recycling of City Refuse. All Refuse gathered from City facilities or from City operations, including maintenance, may be deposited in the Facility without charge. Athens shall use Reasonable Business Efforts to recycle such Refuse pursuant to the Act and this Agreement.

6.2 Governance and Rate Setting. Athens shall set its own rates for various classes of customers of the Facility in a manner which makes usage of the Facility competitively attractive. As of the Effective Date of this Agreement, Facility use rates are those reflected in Exhibit "G"

hereto. Residential self-haul customers who reside within the City shall be entitled to dispose of their residential self-haul waste generated in such customers' homes at no cost at the MRF/TS.

6.3 Host Fees. As part of its Operational Obligations, upon the commencement of the first year of operations, and of every operating year thereafter until the termination or expiration of the Agreements, Athens shall pay the Host Fee to the City as specified in Exhibit "E" hereto.

6.4 General Facility Operations. Athens shall be responsible for staffing the entire Facility during the term of this Agreement and any extensions thereto. Athens shall exercise all Reasonable Business Efforts in maintaining and cleaning the Facility, including but not limited to the MRF/TS, Buyback/Recycling Center facilities, Green Waste areas, construction debris areas, administrative offices, employee areas, maintenance buildings, household hazardous waste operations, public education areas and all accessory operational areas. In addition, Athens shall secure, pay, and maintain all certificates, Permits, government fees, licenses and inspections necessary for the operation of the Facility. Athens shall pay all costs associated with the operations of the Facility including but not limited to accounting, purchasing, payroll, personnel, material marketing functions, general and administrative overhead costs including all costs of utilities required for operations. Furthermore, all operations of the Facility shall conform in all material respects to the standards contained in Permits, any Transfer/Processing Report ("TPR"), all Agreements including this Agreement, industry practices for similar facilities, sound management and operations practices, any operations/maintenance manuals, all Permit conditions and Applicable Law. In the event of any controversy or dispute over the meaning or application of these requirements, the decision of the City's management shall be determinative, subject to a right of appeal to the City Council.

a. *General Maintenance.* Athens shall maintain the Facility and the Site in good working order and repair, including landscape, building and equipment maintenance and repair; cleaning and painting the Facility; street sweeping; maintaining any spare parts inventory; and generally performing periodic maintenance in accordance with any applicable TPR and any regulatory requirements or Applicable Law. In anticipation of any potential emergency operation during Facility equipment failure and/or power outages, Athens shall always maintain at least one loader on the Site for transfer operations, together with a standby generator. Athens shall maintain the aesthetic appearance of the Facility and Site in accordance with the Plans and Specifications, and Athens shall make Reasonable Business Efforts to perform preventative maintenance and implement landscaping/architectural elements as needed to prevent public complaints about the Site or Facility and to prevent the creation or maintenance of any public nuisance.

b. *General Safety.* Athens acknowledges that worker safety and fire prevention is of critical importance to the City, and shall conduct Facility operations in a safe manner, in accordance with Applicable Law and any fire-related Permits, requirements of insurance carried pursuant to this Agreement and the Agreements, and standard practices in the waste management/materials recovery industry. Athens will require that all pickers wear dust masks, steel-toed boots, safety glasses and gloves to the extent required by Applicable Law. Athens will train all laborers in safety procedures in accordance with Applicable Law. Athens shall direct traffic upon entry to the Site so that it travels, queues, unloads and exits in a safe manner. Athens shall provide and maintain all necessary and appropriate fire control equipment, including but not limited to an alarmed sprinkler system, fire hoses and extinguishers.

6.5 Diversion of Permitted Waste. Athens shall use Reasonable Business Efforts to maximize recovery and processing of delivered Permitted Waste and Diversion of Recovered Materials and marketing of such materials. Athens acknowledges that this obligation is in addition to and not derogation of its Performance Standards and Operational Obligations. Notwithstanding the foregoing, Athens shall not be liable for damages or be deemed in default of this or other Agreements if it is meeting its Performance Standards and Operational Obligations.

6.6 AB 939. Athens acknowledges that the City is mandated to meet the requirements of AB 939 that requires the City to Divert fifty percent (50%) of the City's municipal solid waste away from landfills. Upon Athens receiving an Occupancy Permit for the Facility, it will make Reasonable Business Efforts to recover, process and Divert Recovered Materials from delivered Permitted Waste collected within the City to assist the City with AB 939 compliance. Furthermore, the City anticipates that the State Legislature will adopt new legislation that will increase the minimum Diversion requirement and/or add new Diversion program requirements, such as the required Diversion of food wastes. Upon the effective date of any new legislation that affects the Diversion requirements currently imposed by AB 939, Athens will comply with said changes-of-law pursuant to Section 6.7, below, and the City will reasonably cooperate with Athens to provide any approvals or changes in City policy (consistent with Applicable Law) as reasonably needed for Athens' implementation of a revised or new Diversion program meeting amended legislative requirements. In the course of meeting and conferring with regard to any revised or new Diversion program, the City and Athens may consider, without limitation, the throughput of Recyclable Waste and recyclable rich waste, the quality of recovered materials, and the marketing of recovered materials.

6.7 AB 939 Guarantee and Indemnification. Without in any way limiting the indemnification provisions in Article 12.0 hereof, Athens unconditionally guarantees compliance with the requirements AB 939 as amended from time to time. Athens shall carry out its obligations under this Agreement so that the City will meet or exceed the diversion requirements set forth in AB 939, and all amendments thereto, as more fully set forth below. City and Athens shall reasonably assist each other to meet the City's AB 939 diversion requirements. In carrying out the provisions of this Section, Athens agrees to perform the following obligations at its cost and expense:

a. Defend, with counsel approved by City, indemnify and hold harmless the City against all fines and/or penalties imposed by the Board, if Athens fails or refuses to provide information relating to its operations which is required under this Agreement and such failure or refusal prevents or delays City from submitting reports required by AB 939 in a timely manner;

b. Assist City in preparing for, and participating in, the Board's biannual review of the City's source reduction and recycling element pursuant to Public Resources Code Section 41825;

c. Assist City in responding to inquiries from the Board in applying for an extension under Public Resources Code Section 41820, if so directed by City; in conducting any hearing conducted by the Board relating to AB 939; or in any other investigative or enforcement manner undertaken by any agency;

d. Defend, with counsel acceptable to City, and Indemnify and hold harmless the City against any fines or penalties levied against it for violation of AB 939's Diversion requirements, excepting any fine or penalty imposed if City's failure to meet the Act's Diversion requirements is the result of an order.

e. In cooperating with the City, should it seek to become its own enforcement agency, to the extent it may be permitted under Applicable Law.

6.7 Personnel and Subcontractors.

a. *Athens' Employees.* Athens shall engage qualified and competent employees, including managerial, supervisory, clerical, maintenance, and operating personnel in numbers necessary for safe and efficient Facility operation and to perform Athens' Performance Standards and Operational Obligations. Athens shall use Reasonable Business Efforts with the goal of hiring employees who are residents of City. Athens shall inform City of its initial and continuing outreach programs to hire City residents. Athens shall train its staff to perform work in a safe and efficient manner in accordance with a health and safety plan to be developed by Athens, and subject to City review, comment and approval, and Athens shall ensure that each staff person treats customers, Selfhaulers and other members of the public with professionalism and courtesy. Facility management will become familiar with regulations and Applicable Laws concerning Hazardous Materials and ensure that all employees receive specific training as it relates to their job assignments. Special attention should be given to tipping floor personnel including forepersons and spotters. Training will be performed periodically, and when an employee is assigned to a new position.

b. *Approved Subcontractor List.* Prior to opening Facility operations, Athens shall provide the City's Public Works Director with a complete list of subcontractors that Athens may utilize for (i) Unpermitted Waste disposal and Hazardous Material disposal services, (ii) Facility management, or (iii) contract services that are a component of Facility operations. Athens shall not utilize outside contractors for any material performance of its obligations hereunder except those expressly listed. The list of potential subcontractors shall described the type of contract work each subcontractor is licensed to perform and Athens shall warrant that each listed subcontractor is duly licensed and qualified to perform the type of work that may potentially be performed by each subcontractor.

c. *Use of Subcontractors.* Facility subcontractors shall be utilized at Athens' sole cost (except to the extent paid as part of a joint cooperative effort with the County of Los Angeles or other governmental entity) and without any impact upon Host Fees paid to the City. All subcontractors shall be licensed as required under Applicable Law to perform their subcontracted work and obtain and maintain a City business license if required by Applicable Law. Athens shall remain otherwise liable for the full and complete performance of its obligations hereunder, including the payment of Host Fees, and those obligations and duties under the Other Agreements.

6.8 Facility Equipment. Athens shall employ and maintain all equipment necessary for the effective operation of the Facility, at its sole cost and expense, substantially in accordance with

reasonable care according to industry standards, any Applicable Laws, the terms of any Permits or the Agreements, this Agreement, any operations/maintenance manuals, or any applicable TPR.

6.9 Receiving Hours. The MRF/TS may (but shall not be required to) operate twenty-four (24) hours per day, seven (7) days per week. Athens hereby guarantees that, excepting Uncontrollable Circumstances, designated holidays and the terms of any Permits or Applicable Laws, the Facility will remain open for receipt of Permitted Waste seven (7) days each week with at least eight (8) hours for receiving Permitted Waste. Receiving hours for Permitted Waste shall be commence no earlier than 8:00 a.m. and shall remain open no later than 7:00 p.m. Athens shall post-Facility receiving hours and holiday schedules in a conspicuous location at the Facility and shall utilize all Reasonable Business Efforts to publicly circulate Facility hours and holiday schedules, which Efforts shall include, without limitation, providing public notice of such schedules on a website for the Facility or in newspapers of general circulation. Other scheduling parameters applicable to the Facility shall be as follows:

a. *Holidays*. Athens warrants that the Facility will close for no more than six (6) holidays per Operational Year. Each Operational Year, Athens may choose the six designated holidays from any of the following:

- New Year's Day (January 1 every year);
- Martin Luther King Day (third Monday each January);
- Presidents Day/Washington's Birthday Observed (third Monday every February);
- Memorial Day Observed (last Monday every May);
- July 4th Independence Day;
- Labor Day (first Monday every September);
- Columbus Day Observed (second Monday every October);
- Veterans' Day (Nov. 11 every year);
- Thanksgiving Day (fourth Thursday in November); and
- Christmas Day

b. *Additional Hours*. In exigent circumstances and upon request of the City no less than one day in advance, Athens shall accept, recover and/or process Permitted Waste at times other than those described in this Section above.

6.10 Facility Downtime. Athens shall use Reasonable Business Efforts to perform repairs and maintenance in such a manner as to minimize any interruption to the regular receipt of Permitted Waste. Athens shall give the Public Works Director one week's notice of scheduled shutdowns for repair and maintenance. If Athens cannot accept Permitted Waste or operate the Facility for any other reason, it shall give the Public Works Director immediate telephonic notice followed by notice in writing explaining the cause of such downtime, the actions needed to bring the Facility back to full operational status and the nature and expected duration of the shutdown and its impact on Athens' ability to comply with Performance Standards and Operational Obligations.

6.11 Scale Downtime; K Factor. In order to maintain its weekly receiving hours, Athens shall take all Reasonable Business Efforts to take preventative maintenance measures with respect

to all scales and equipment utilized in the course of receiving Permitted Waste such that scale and equipment downtime is minimized. To the extent practicable, if any scale is inoperable, being tested or otherwise unavailable, vehicles shall be weighed on the remaining operating scales.

In the event of multiple scale failures that significantly impact Athens' ability to weigh-in Permitted Waste, achieve requirements for vehicular turn-around and meet the limits on vehicular queuing in public streets required by this Agreement and the Agreements, then Athens shall utilize a waste volume conversion factor "K-factor" for estimating vehicle weight. Athens shall utilize this K-factor flat rate for the calculation of Permitted Waste receipts and Host Fees until such time that Facility scales are repaired to a fully operational condition in accordance with Applicable Laws. Athens shall use all Reasonable Business Efforts to immediately and promptly repair and/or replace, in a fully professional manner, scales that are non-functioning and/or functioning at an accuracy or precision that is not compliant with Applicable Laws.

6.12 Scales. Athens shall test and calibrate all scales in accordance with Applicable Law. Upon City request, it shall provide the City with copies of scale testing results, including but not limited to any results from State-conducted inspections. Athens shall further test and calibrate any or all scales upon written request therefore by the City, within three days of such request. If such test results indicate that the scale or scales comply with Applicable Law, the City will reimburse Athens the direct costs of such tests, not including the cost of personnel time utilized in conduction such test. If City-requested test results indicate that the scale or scales did not comply with Applicable Law, then all weight measurements recorded and Host Fees calculated, charged and paid, as the case may be, from the date of such request, shall be adjusted and corrected consistent with the results of such test. Commercial collection vehicles and transfer trucks shall be assigned a number for weighing purposes. Tare weights shall be checked at least annually or promptly upon City request.

6.13 HHW & E-Waste. HHW & E-Waste. The Facility shall endeavor to provide a location for Irwindale residents to dispose of E-Waste free-of-charge, subject to obtaining all necessary permits and completing any necessary environmental review pursuant to CEQA. In addition, Athens will endeavor to establish a permitted HHW disposal area on-Site which will be contingent on funding through the County of Los Angeles, obtaining all necessary permits and completing any addition environmental review as required by CEQA. Upon the construction of a HHW area, recyclable HHW may only be delivered or directed to the HHW collection area depicted in the Final Plans and Specifications during HHW receiving hours; Athens will from thereon recover, process and market such HHW materials. Athens will provide for, or arrange, the recycling and/or reuse of such HHW materials at permitted facilities other than landfills, through licensed contractors, in accordance with Permits and Applicable Law, and will exercise Reasonable Business Efforts to not otherwise dispose of such HHW materials. Athens will further utilize Reasonable Business Efforts to market and sell HHW and/or E-Waste in a socially and environmentally responsible manner, including without limitation, the exercise of Reasonable Business Efforts to avoid the marketing or sale of HHW or E-Waste to entities or foreign nations reputed for environmental degradation or the commission of human-rights violations in connection with the global HHW or E-Waste market.

6.14 Public Education and Information Program. Athens understands that the Project's success is linked with the perceptions of the local residents and businesses of Irwindale of the

proposed Facility. Within thirty (30) days of the projected Commencement of Operations, Athens will prepare and submit to the City for its approval a detailed Public Education and Information Program. City shall provide its comments or indicate approval to Athens within thirty (30) days of receipt of the plan. The all-inclusive public education and outreach program, as approved by the City, will be undertaken by Athens at Athens' sole cost. This program will include professionally prepared and computer generated visual images of the proposed Facility and its relationship to the surrounding area. Athens will host public forums to ensure information about the Project is reviewed with all interested residents and businesses and to facilitate concerns addressed during the environmental review process. Athens will provide detailed and educational materials on the environmental control systems with working examples for the public to review. All materials shall be subject to City review prior to presentation. The Public Education and Information Program will be updated and modified in response to initial public reaction.

6.15 Denial of Service. Athens shall have the right to refuse to provide service to any Person seeking to utilize any component of the Facility if, (i) in the reasonable judgment of Athens, providing service to such Person would result in a risk of loss or liability to Athens, or (ii) such Person fails to comply with Applicable Law or the rules and regulations imposed by Athens in accordance with this Agreement, or (iii) such Person has previously delivered, or attempted to deliver, Unpermitted Waste to the Facility, or (iv) or, Refuse has accumulated beyond Facility capacity or Refuse limits imposed by Permits and/or Applicable Laws, or (v) such Person delivers waste outside established receiving hours, or (vi) emergency circumstances and Uncontrollable Circumstances prevent service to the Person.

6.16 Athens Trucks. Athens shall at all times maintain all vehicles used by Athens in the operation of the Facility ("Facility Vehicles") in good condition, so that each Facility Vehicle operates properly and safely. Athens acknowledges that it is important to the City that Athens presents a professional and pleasing image. Therefore, Athens shall wash all Facility Vehicles and shall repaint all Facility Vehicles (including trim) on a regular basis to present a professional image. Facility Vehicles, for purposes of this Section, do not include vehicles owned and operated by Athens but used solely in connection with Athens' operations unrelated to the operation of the MRF/TS hereunder. Additionally, the condition of the vehicles used by Athens for performance under the Trash Hauling Franchise Agreement shall be governed by the Trash Hauling Franchise Agreement.

a. *Truck Bodies.* All Facility Vehicle bodies shall be constructed of metal, water-tight and leak proof, and shall be constructed to prevent odors and falling, leaking or spilling of Refuse. Each Facility Vehicle shall carry, at all times, a broom and shovel to be used for the immediate removal of any spilled material. Each Facility Vehicle shall also carry a fire extinguisher and first aid kit.

b. *Safety Markings.* Athens shall ensure that all its Facility Vehicles used off-site bear all necessary and appropriate safety features, including highway lighting, flashing and warning lights, clearance lights, and warning flags, in accordance with the requirements of the California Vehicle Code and other Applicable Law.

c. *Identification.* Athens shall ensure that its name, telephone number, and the vehicle number shall be visibly displayed on all Facility Vehicles in letters and figures not less

than six (6) inches high on each side and the rear of each vehicle used off-site. In addition, Athens may design and produce interchangeable signs for its Facility Vehicles containing messages designed to alert the public to special waste management programs in English and additional languages as deemed appropriate by Athens. Athens agrees that all such vehicular signage shall comply with the requirements of the California Vehicle Code and other Applicable Laws.

d. *Registration.* Athens shall register all Facility Vehicles, except those vehicles used solely on the Site, with the California Department of Motor Vehicles in accordance with Applicable Law. Athens shall obtain a certificate of compliance (smog check) issued pursuant to Part 5 of Division 26 of the California Health and Safety Code (Sections 43000, *et seq.*) and the regulations promulgated thereunder and/or a safety compliance report issued pursuant to Division 14.8 of the California Vehicle Code (Section 34500, *et. seq.*) and the regulations promulgated thereunder, as applicable to each Facility Vehicle. Athens shall maintain copies of registration certificates and reports and shall make them available for inspection upon request by the City. Athens shall also obtain and maintain certificates of compliance to comply with SCAQMD fleet vehicle emissions requirements.

e. *Truck Emissions.* All of Athens' Facility Vehicles shall comply with South Coast Air Quality Management District ("SCAQMD") regulations for fleet vehicle emissions. Athens shall provide a fleet of Facility Vehicles sufficient in number and capacity to perform the services required under this Agreement.

6.17 Patents, Trademarks, Licenses. Athens and its affiliates shall hold or possess a right to use all patents, rights to patents, trademarks; copyrights and licenses, as the case may be ("Proprietary Property") of any equipment or software not owned by the City necessary for the performance by Athens of its Performance Guarantees and Operational Obligations and the transactions contemplated by this Agreement and the Agreements. As of the date hereof, Athens represents that it does not know any material conflict regarding rights to Proprietary Property.

6.18 Facility Website; Further Operational Rules and Regulations. Athens shall establish and maintain, at its sole cost, a publicly-accessible website dedicated to informing the public about the Facility, its hours, holiday schedule, location, requirements and guidelines for Selfhaulers using the Facility, and any other Facility information pertinent to public users. The website shall also provide an email address and telephone number for the public to contact Facility management. Athens shall establish guidelines and operating procedures and instructions regarding the use of the Facility by Selfhaulers and members of the public and shall include, without limitation, instructions for the enclosure and/or securing of Refuse in Selfhauler vehicles in order to prevent Refuse spillage or residue. Athens shall prominently post such guidelines and program parameters at the Facility and upon the publicly-accessible website. Persons repeatedly in violation of Athens' guidelines regarding the enclosure and securing of transported Refuse, or Persons who otherwise repeatedly cause Refuse spillage and residue, may be denied service at the Facility per Section 6.16 herein or Athens may adopt a fine schedule for repeat violations of the enclosure requirement.

6.19 Signage. All Athens' on-Site signage must comply with the City's Sign Ordinance. No advertising material or signs shall be painted, installed, erected or displayed on a building exterior without first obtaining written City approval.

6.20 Non-Discrimination. Athens shall not discriminate in the use of the Facility on account of race, color, national origin, ancestry, religion, sex, marital status or disability.

6.21 Personal Property Taxes. Athens shall pay, before they become delinquent all taxes, assessments, or other charges levied or imposed by any governmental entity on the furniture, trade fixtures, appliances, and other personal property placed by Athens in, on, or about the Facility.

6.22 Payment of Utility Charges. Athens shall pay all charges for the furnishing of gas, water, electricity, telephone services, and other public utilities to the Facility during the Term of this Agreement or any extension thereof, as well as any utility taxes that may be applicable to the Facility.

ARTICLE 7.0
UNPERMITTED WASTE

7.1 Screening and Removal of Unpermitted Waste. Athens shall not knowingly accept Unpermitted Waste at the Facility or elsewhere in the City. Athens shall implement an Unpermitted Waste exclusion program in accordance with Permits and Applicable Law, including video camera filming of Refuse disposal on the tipping floor with record of the date and time thereof, in order to attempt to prevent acceptance of Unpermitted Waste.

Every load coming into the Facility will be visually checked for any suspicious materials such as unlabeled containers, barrels, used motor oils, car batteries, etc. Random documented load checks will be performed daily at the direction of the tipping floor leadership. These inspections must be recorded in the appropriate form provided for that purpose. Athens shall reject any Unpermitted Waste discovered in vehicles or during tipping thereof and require that all Persons remove such Unpermitted Waste from their vehicle and from the Facility. If Athens reasonably determines that it is impracticable to remove such items, then Athens may deem the entire load to comprise Unpermitted Waste and shall have the right to refuse to accept the entire load.

7.2 Inadvertently Accepted Unpermitted Waste. If Athens inadvertently receives delivery of any Unpermitted Waste, it shall classify, treat and/or transport or arrange for the transportation of such Unpermitted Waste from the Facility to a disposal facility that may accept the Unpermitted Waste under Applicable Law, as necessary. Neither Athens nor the City shall countenance or knowingly permit the delivery of Unpermitted Waste to the Facility, nor countenance or knowingly permit the storage of Unpermitted Waste at the Facility.

Any Unpermitted Waste found must be removed using the appropriate protective equipment to the area(s) identified for temporary storage of such materials. The appropriate Facility manager will be informed immediately to arrange moving the materials to the Hazardous Waste Storage Cabinet or hauled off-site for proper disposal, as appropriate, and as described in Section 5.2(b) hereof.

Athens shall pay all costs and expenses incurred in the handling, transportation and disposal of inadvertently-accepted Unpermitted Waste, including any applicable subcontractor charges and fees. The City and Athens shall use Reasonable Business Efforts to identify any Person responsible for the delivery or abandonment of any Unpermitted Waste at the Facility and the Parties shall use Reasonable Business Efforts, or BMPs if applicable, to require such Person to

bear all costs and liabilities associated with the handling thereof. The City and Athens shall take all reasonable steps necessary to seek enforcement of Applicable Law regarding such delivery or abandonment.

ARTICLE 8.0
OPERATIONAL OBLIGATIONS RELATING TO ATHENS CRIMINAL ACTIVITY

A default of this Agreement shall occur should Athens' officers or directors have a criminal conviction of any offence relating to solid waste activities anywhere or any activities within the City of Irwindale from a court of competent jurisdiction with respect to:

a. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement; or

b. Bribery or attempting to bribe a public officer or employee of a local, state, or federal agency in that officer or director's or Athens' employee's official capacity; or

c. Embezzlement, racketeering, false claims, false statements, forgery, falsification or destruction of records, obstruction of justice, receiving stolen property, or theft; or

d. A conviction, admission of guilt or pleading of *nolo contendere* to the conduct described in this Section by an Athens officer or director shall constitute a default of this Agreement and all other Agreements relating to the Facility, unless Athens, in its discretion, terminates or replaces the culpable Athens officer or director, as the case may be, with an appropriate officer or director within fifteen (15) days' notice and opportunity following such conviction, admission or pleading of *nolo contendere*.

ARTICLE 9.0
REPORTS, MONITORING & RECORDS

9.1 Quarterly Reports & Transfer and Processing Report.

a. *TPR.* Consistent with CIWMB guidelines, a Transfer and Processing Report ("TPR") shall be developed and maintained on the Facility. This shall include operating procedures for odor reduction, formulated and tested for effectiveness by first-hand experience at Athens' existing facilities, and will be in place from and followed from the first day of operation.

b. *Quarterly Reports.* Athens shall submit quarterly reports to City, wherein Athens certifies to City that it has met its Performance Standards and Operational Obligations under this Agreement during such quarter. If Athens cannot so certify, or if its complaint log evidences, or if the City notifies Athens it has failed to meet any of its Performance Standards and Operational Obligations without cure, then the provisions of Section 5.5 or Article 12.0, as appropriate, may apply on a per-occurrence basis.

9.2 Records Retention. Athens shall use every Reasonable Business Effort to maintain those operational, weighing and business records that are regularly kept in the course of business according to industry practice. Such records shall be retained for a period of not less than five (5) years, or in accordance with Applicable Law, whichever period is longer; provided, Athens may

keep videotapes for a period no less than one year. Records shall be maintained in an organized and efficient fashion such that they are readily available upon City request pursuant to this Article.

a. *Host Fee Records.* Athens shall keep daily accurate and complete records of Facility operations with respect to vehicular weight and inbound Refuse tonnage of any nature whatsoever. Such records shall be in paper, electronic, magnetic or other media in sufficient detail to allow the Athens to calculate, and City to corroborate, the Host Fee, any damages and other amounts hereunder and to determine compliance with the provisions of this Agreement. All computations, records, files and reports, relating to Host Fee calculations possessed by Athens shall be made available to the City for inspection and copying upon City request therefor or in connection with a "Periodic Financial Audit" or "Annual Monitoring Review." Athens shall furnish such records and other materials to the City no later than ten (10) days after request therefor.

b. *Errors in Host Fee Payments.* Should the Host Fee Records described in Subdivision (a) above indicate that Athens has underpaid any Host Fee to the City, the City shall send a written notice to Athens describing such underpayment and, within seven (7) business days Athens shall pay the shortfall in Host Fee plus a late fee equaling five percent (5%) of the amount of the shortfall.

9.3 Annual Monitoring Review. In addition to any provisions contained elsewhere in this Agreement providing for City investigations of the Site, the City may in good faith review Athens' performance under this Agreement at least once during each twelve (12) month period from the Effective Date to determine whether, on the basis of substantial evidence, Athens has complied in good faith with terms or conditions of this Agreement.

a. *Cost of Review.* The reasonable cost of the annual monitoring review shall be borne by Athens and Athens shall deposit such amount as shall be reasonably required by City to pay for such review within fourteen (14) business days after written notice from the City detailing the costs of review. Prior to each monitoring review, Athens shall deliver to City such information reasonably requested by City demonstrating Athens' good faith compliance with the terms of this Agreement and as required by Applicable Law.

b. *Conduct and Result of Review.* The Public Works Director may conduct the review administratively, or may cause the review to be conducted by his/her designee or a qualified consultant retained by the City at City's cost. If the Public Works Director finds that Athens has substantially complied with the terms and conditions of this Agreement, the review shall be concluded. If said Director finds and determines that Athens has not substantially complied with the terms and conditions of this Agreement for the period under review, the Director may initiate the administrative procedures set forth in Section 5.5 hereof, or the procedures for termination or modification of the Agreement, pursuant to Articles 11 and 12 hereof.

c. *Certificate of Compliance.* If at the conclusion of a periodic review the City finds that Athens is in substantial compliance with this Agreement, the City shall, upon request by Athens, issue an Estoppel Certificate to Athens pursuant to Section 15.2.

d. *Failure to Conduct Annual Review.* The failure of the City to conduct the Annual Review shall not be a default.

9.4 Periodic Financial Audits. City may also audit the tonnage, revenues and payments to the City at any time or may perform an additional audit based on the request of complainants, in its sole discretion. If City requests such an audit in addition to the annual audit provided by Athens with payment of the Host Fees, City will pay for the cost of the tonnage audit unless the audit reflects a discrepancy (negative) greater than three percent (3%) of the Host Fees due to the City, in which case Athens shall pay for such audit; provided that any such audit conducted in accordance with any Enhanced Performance Review shall be a part of the Enhanced Performance Review and paid for thereunder. In addition, in the event of an audit generated by complaints, if any violations or significant issues are identified, Athens shall reimburse the City for any costs incurred in performing the audit; City recognizes that said financial data is confidential and proprietary to Athens and, to the extent allowed by law, agrees to work cooperatively to ensure that such information will not be publicly disclosed, subject to Section 9.8 hereof.

9.5 Enhanced Performance Review. City may conduct one (1) Enhanced Performance Review every five (5) year period following the Effective Date of this Agreement. Athens will make a deposit to pay the total cost of the Annual and Enhanced Performance Review, and pay the actual cost therefore. Athens shall fully cooperate with the Public Works Director and his staff and consultants conducting the reviews. An Enhanced Performance Review may consider, at minimum, the following:

a. Any bona fide complaints received by the City about the approved operations, activities and events; and

b. Any negative impacts to the City, as identified by City staff, which have not been resolved with Athens. Negative impacts may also include impacts upon municipal revenue(s); and

c. Violations of any of the Performance Standards; and

d. Performance of periodic audits per Sections 9.3 and 9.4.

An Enhanced Performance Review may be undertaken administratively by the Public Works Director, or by the City Council or such other authority as the City Council may direct. The Enhanced Performance Review will incorporate the same procedures and remedies outlined in Section 9.3 above.

9.6 City Inspection. In addition, the City shall have the right, but not the obligation, to informally observe and inspect Facility operations at any time. In connection therewith, City and its representatives authorized by the City Manager shall have the right to enter the Facility at any time and speak to the designated Facility manager or other person then in actual managerial control of the Facility; such City representatives shall have access to the Facility at all times, provided that they shall comply with the Athens' reasonable safety and security rules and shall not interfere with the work of Athens or its subcontractors. Upon City request, Athens shall make specified personnel available to accompany City employees on inspections. Athens shall ensure that its employees cooperate with the City and respond to the City's inquiries. Athens shall make

operational, weighing and business records available to the City during Facility receiving hours upon City request; Athens shall provide City copies thereof at City's request.

9.7 Public Records Act. Athens acknowledges and agrees that information submitted to the City pursuant to this Agreement may be subject to compulsory disclosure by the City upon request from a member of the public under the California Public Records Act, Government Code Section 6250, *et seq*. The City acknowledges and agrees that certain information which may be disclosed by Athens or which Athens may be required to submit pursuant to the Agreement may be considered as confidential, proprietary, or a trade secret by Athens. The City agrees to protect the confidentiality of materials submitted to it to the extent permitted by Applicable Law including the Public Records Act. Athens shall specifically and clearly designate all materials as "CONFIDENTIAL" which it wishes the City to treat in confidence and withhold from public disclosure to the extent permitted by Applicable Law, including the Public Records Act. The City agrees not to voluntarily disclose any materials so designated to persons other than officers, attorneys, employees and consultants of the City involved in financing, overseeing and operating the Facility.

a. If the City receives a request from a third party to review and/or copy material designated as "CONFIDENTIAL" it will inform Athens and will permit Athens to present arguments and facts to the City in support of the position that the material is entitled to an exemption from disclosure under the Public Records Act and should not be released. Athens acknowledges that City has ten (10) days to respond to any public records request and that any such argument and facts in support of Athens' assertion of an exemption must be delivered to the City early enough to be considered by the City and incorporated by the City in its response to the party requesting documents.

b. If the City determines that the material is not entitled to an exemption and that it must be released, the City will advise Athens of such determination prior to releasing the material so that Athens may seek a court order enjoining its release. If the City determines that the material is entitled to an exemption, and the person who requested the information files a legal action seeking its release, the City will advise Athens and will not oppose a motion by Athens to intervene in the action. Further, in such situation Athens shall intervene in the action and indemnify and hold City harmless from all legal expenses incurred in defending the action as well as any attorneys' fees which may be awarded to such third party, and the City shall tender its defense to Athens.

c. Notwithstanding the foregoing, City shall have no liability for damages to Athens due to the disclosure of any information which Athens believes to be confidential or a trade secret.

ARTICLE 10.0
TRANSFER

10.1 Definition of Transfer. As used in this Section, the term "Transfer" shall include any hypothecation, mortgage, pledge, or encumbrance of this Agreement or the Facility by Athens, subject to the exceptions set forth in Section 10.3 below. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than thirty percent (30%) of the present

equity ownership and/or more than thirty percent (30%) of the voting control of Athens (jointly and severally referred to herein as the "Trigger Percentages"), taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest to an affiliate owned or controlled by the present beneficial owners of Athens or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family. A transfer of interests (on a cumulative basis) in the equity ownership and/or voting control of Athens in amounts less than Trigger Percentages shall not constitute a Transfer subject to the restrictions set forth herein. In the event Athens or its successor is a corporation or trust, such Transfer shall refer to the transfer of the issued and outstanding capital stock of Athens, or of beneficial interests of such trust; in the event that Athens or any general partner comprising Athens is a limited or general partnership or a limited liability company, such Transfer shall refer to the transfer of more than the Trigger Percentages in the limited or general partnership or limited liability company interest; in the event that Athens or any general partner is a joint venture, such Transfer shall refer to the transfer of more than the Trigger Percentages of such joint venture partner, taking all transfers into account on a cumulative basis.

10.2 Transfers Require Approval. Athens shall not Transfer this Agreement or any of Athens' rights hereunder, or any interest in the Facility or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of City, and if so purported to be transferred, the same shall be null and void. Athens will submit its request for City consent to the City together with documents, including but not limited to: (i) the transferee's audited financial statements for at least the immediately preceding three (3) operating years; (ii) proof that the proposed transferee has municipal solid waste management experience on a scale equal to or exceeding the scale of operations conducted by Athens; (iii) proof that in the last five (5) years, the proposed transferee has not suffered any citations or other censure from any federal, state, or local agency having jurisdiction over its waste management operations due to any significant failure to comply with federal, state, or local waste management law and that the transferee has provided the City with a complete list of such citations and censures; (iv) proof that the proposed transferee has at all times conducted its operations in an environmentally safe and conscientious fashion; (v) proof that the proposed transferee conducts its municipal solid waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of waste, including hazardous waste; (v) proof that the transferee's officers or directors have no criminal convictions constituting a default under Article 8; and (vi) any other information required by the City to ensure the proposed transferee can fulfill the terms of the Agreements, including the payment of indemnities and damages and provision of bonds and/or performance standards, in a timely, safe, and effective manner.

10.3 Exceptions. The requirement to obtain City approval for a Transfer shall not apply to any of the following:

a. Any mortgage, deed of trust, sale/lease-back, a pledge of equity collateral, or other form of conveyance for financing and any resulting foreclosure therefrom.

b. The granting of easements or dedications to any appropriate governmental City or utility or permits to facilitate the operation of the Facility.

c. A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

d. A sale or transfer to an affiliate of Athens owned or controlled by the present beneficial owners of Athens or members of their immediate family, or between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family.

10.4 Assumption of Obligations. No attempted Transfer of any of Athens' obligations hereunder shall be effective unless and until the successor party executes and delivers to City an assumption agreement in a form approved by the City assuming such obligations. Following any such assignment or Transfer of any of the rights and interests of Athens under this Agreement, the exercise, use and enjoyment shall continue to be subject to the terms of this Agreement to the same extent as if the assignee or transferee were Athens.

10.5 Release of Athens. City's consent to a Transfer shall not be deemed to release Athens of liability for performance under this Agreement unless such release is specific and in writing executed by City, which release shall not be unreasonably withheld. Upon the written consent of City to the complete assignment of this Agreement and the express written assumption of the assigned obligations of Athens under this Agreement by the assignee, Athens shall be relieved of its legal duty from the assigned obligations under this Agreement, except to the extent Athens is in default under the terms of this Agreement prior to said Transfer.

10.6 Athens to Pay Transfer Costs. Athens will pay City its reasonable expenses for attorneys' fees and investigation costs necessary to investigate the suitability of any proposed transferee or assignee, and to review and finalize any documentation required as a condition for approving any such Transfer.

ARTICLE 11.0
AMENDMENTS

11.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement.

11.2 Procedure. Except as set forth in Section 11.4 below, the procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance.

11.3 Consent. Except as expressly provided in this Agreement, no amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the Parties hereto.

11.4 Minor Modifications.

a. Implementation of Facility operations may require minor modifications of the details of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to those items covered in general terms under this Agreement. Therefore, non-substantive and procedural modifications of the Facility operations shall not require modification of this Agreement.

b. A modification will be deemed non-substantive and/or procedural if it does not result in a material change in fees, intensity of use, permitted uses, the maximum height and size of buildings, the reservation or dedication of land for public purposes, the improvement and construction standards and specifications for the Facility, the quality of Athens' services or ability of Athens to fulfill all Performance Standards, Operational Obligations, changes of less than 10% unless otherwise specified herein or in other Agreements, Permit requirements or Applicable Law.

c. Notwithstanding the foregoing, City will process any change to this Agreement consistent with State law and will hold public hearings therein if so required by State law and the Parties expressly agree nothing herein is intended to deprive any Party or Person of due process of law.

11.5 Effect of Amendment to this Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either Party under this Agreement.

ARTICLE 12.0
DEFAULT, REMEDIES AND TERMINATION

12.1 Rights of Nondefaulting Party after Default. The Parties acknowledge that both Parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default (as defined in Section 12.2 below) or to enforce any covenant or agreement herein. Before this Agreement may be terminated or action may be taken to obtain judicial relief the Party seeking relief for a default ("Nondefaulting Party") shall comply with the notice and cure provisions of Section 12.2.

12.2 Notice of Default and Opportunity to Cure. A Nondefaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other Party ("Defaulting Party") in its performance of a material duty or obligation of said Defaulting Party under the terms of this Agreement. However, the Nondefaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by Defaulting Party to cure such breach or failure ("Default Notice"). Upon receiving a Default Notice, at the election of either Party, the Parties may meet to develop a written corrective action plan ("Correction Plan") to prevent further occurrence of the problematic conditions established in the Notice. The Correction Plan shall be finally prepared by the City (or, at the election of the City, by Athens) within ten (10) business days after the meeting between the Public Works Director and/or City Manager or his/her designee and Athens. The Correction Plan may include additional procedures, as deemed necessary by the

Public Works Director and/or City Manager designee, to assure that in the future the Facility will be operated in compliance with this Agreement.

a. The Defaulting Party shall be deemed in "default" under this Agreement, where: (i) said breach or failure can be cured, but the Defaulting Party has failed to fully cure, or, in the case of a default that cannot be fully cured within thirty days, commences and diligently pursues a cure within thirty (30) days after the date of the Default Notice (subject to the provisions below), or (ii) a monetary default remains uncured for ten (10) days (or such lesser time as may be specifically provided in this Agreement).

12.3 Non-Monetary Defaults; Longer Cure Period. The Defaulting Party on a non-monetary default shall not be deemed in breach of this Agreement, and such default shall be waived, if such non-monetary default cannot reasonably be cured within the above-prescribed thirty-day period, and as long as the Defaulting Party does each of the following:

a. Notifies the Nondefaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

b. Notifies the Nondefaulting Party of the Defaulting Party's proposed cause of action to cure the default;

c. Promptly commences to cure the default within the thirty (30) day period;

d. Makes periodic reports to the Nondefaulting Party as to the progress of the program of cure; and

e. Diligently prosecutes such cure to completion.

12.4 Termination Upon Default. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Nondefaulting Party may, in its discretion, provide the Defaulting Party with a written notice of intent to terminate this Agreement and other Agreements ("Termination Notice"). The Termination Notice shall state that the Nondefaulting Party will elect to terminate the Agreement and such other Agreements as the Nondefaulting Party elects to terminate within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Nondefaulting Party's election to terminate Agreements will only be waived if (i) the Defaulting Party fully and completely cures all defaults prior to the date of termination, or (ii) pursuant to Section 12.5, below.

12.5 Athens Hearing Opportunity Prior to Termination. If Athens is the Defaulting Party pursuant to Section 12.2 above, then the City's Termination Notice to Athens shall additionally specify that Athens has the right to a hearing prior to the City's termination of any Agreements ("Termination Hearing"). The Termination Hearing shall be scheduled as an open public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, Athens shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented

in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

a. Decide to terminate this Agreement and the other Agreements, except as the City Council shall otherwise direct by resolution; or

b. Determine that Athens is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

c. Impose conditions on a finding of default and a time for cure, such that Athens' fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has, or will, cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, the City or the financial terms established in the Agreements, Facility operations, or such other interests that the City and public may have in the Facility.

12.6 Interest on Monetary Default. In the event Athens fails to perform any monetary obligation under this Agreement, Athens shall pay interest thereon at the rate of ten percent (10%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

12.7 Cross-default. In the event that the City Council, following a hearing on an Athens default pursuant to Section 12.5 hereof, determines to terminate this Agreement as a remedy for such default, such determination shall concurrently cause termination of the other Agreements, except as the City Council shall otherwise direct by resolution.

12.8 Continued Lawful Use of Facility After Termination of This Agreement. Termination or expiration of this or the other Agreements shall not restrict Athens from future use of the Site in accordance with then-current Applicable Laws, including but not limited to zoning of the Site and any requirements of the City's entitlement process. To this end, the termination of the Agreement shall terminate, at a minimum and without limitation, the grant-of-franchise effected by Article 2.0 hereof. The Host Fee shall terminate when the Facility ceases to be used for the receipt, processing and transfer of waste.

12.9 Liquidated Damages. If a Default Notice is issued and thereafter it is concluded that a default in fact occurred and continued to exist without timely cure, then liquidated damages may be assessed against Athens (as liquidated damages and not a penalty) by the Public Works Director and/or City Manager designee in the amount of $500 for every day the condition persisted or persists. Further, if a violation for which liquidated damages were assessed recurs on three (3) or more days within a 60-day period following any assessment of liquidated damages, then starting on the fourth (4th) day that such violation either persists or recurs the amount of liquidated damages shall increase to $750 per day; violations subject to this escalation must be of the same type or category in order for enhanced liquidated damages to apply. In the event of a major violation, as defined in Section 5.5(e) above, damages shall not be ascertained in an amount of $500, but rather the sum assessed shall be $1000 per occurrence from the initial major violation.

a. *Basis for Liquidated Damages*. The Parties further recognize that if Athens continues to fail to observe its Performance Standards or Operational Standards, fails to prevent and remediate nuisance conditions, or fails to cooperatively undertake the immediate cure of any violation in a timely manner, the City and its residents will suffer damages and that it is and will be impractical and extremely difficult to ascertain and determine the exact amount of damages which City and its citizens will suffer. Therefore, the Parties agree that the liquidated damages established herein represent a reasonable estimate of the amount of such damages for such specific violations, considering all of the circumstances existing on the date of this Agreement, including the relationship of the sums to the range of harm to City that reasonably could be anticipated and the anticipation that proof of actual damages would be costly or impractical. In placing their initials at the places provided, each Party specifically confirms the accuracy of the statements made above and the fact that each Party has had ample opportunity to consult with legal counsel and obtain an explanation of these liquidated damage provisions prior to entering this Agreement.

Athens' Initials _____ City's Initials _____

ARTICLE 13.0
INDEMNITY AND ENVIRONMENTAL LIABILITY

13.1 Indemnity Obligations. Athens will be required to protect, defend, indemnify and hold harmless City, Agency and their elected officials, officers, employees, volunteers and agents ("Indemnified Parties") from and against any and all Claims or Litigation, in addition to Athens' indemnity obligations with regard to Hazardous Material set forth in Section 13.2(c). Such indemnification shall not cover any Claim or Litigation due to the extent of the negligence or willful acts of the Indemnified Parties or the Indemnified Parties have received compensation from an insurance carrier for the full amount of such Claim. Such indemnification shall be limited to Claims or Litigation resulting directly from Athens services and obligations under the terms of the Agreements and will survive the termination of the Agreements.

13.2 Hazardous Materials. Athens understands and agrees that in the event Athens incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or oil wells and/or underground storage tanks and/or pipelines whether attributable to events occurring prior to or following the Effective Date of this Agreement, then Athens may look to current or prior owners of the Site, but under no circumstances shall Athens look to City or Agency for any liability or indemnification regarding Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines. Athens, and each of the entities constituting Athens, if any, hereby waives, releases, remises, acquits and forever discharges and its officers, employees, and agents of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Site, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials therefrom, whether existing prior to, at or after the Certificate of Completion (as such term is defined in the DA). It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of City or Agency and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of Athens, its successors, assigns or any affiliated entity of Athens, arising by virtue of the physical or

environmental condition of the Site, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material therefrom, are by this Release provision declared null and void and of no present or future force and effect as to the Parties. In connection therewith, Athens and each of the entities constituting Athens, expressly agree to waive any and all rights which said Party may have under Section 1542 of the California Civil Code which provides as follows:

> ***"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."***

ATHENS' INITIALS: _____ CITY'S INITIALS: _____

a. *Indemnity.* In addition to its indemnity obligations in Section 13.1, Athens shall protect, defend, indemnify and hold harmless the Indemnified Parties (defined in Section 13.1) from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the release or threatened release of any Hazardous Materials of any kind whatsoever in, on or under the Site at any time after construction of Site improvements and whether arising due to construction or thereafter, due to Facility operations, and including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law. Athens further agrees that in the event it obtains, from former or present owners of the Site or any other persons or entities, releases from liability, indemnities, or other forms of hold harmless relating to the subject matter of this Section, Athens shall use its diligent efforts to obtain for City the same releases, indemnities and other comparable provisions.

b. *Definitions.* For purposes of this Section 13.2, the following terms shall have the following meanings.

(1) "Environmental Claim" means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Site or its operations and arising or alleged to arise under any Environmental Law.

(2) "Environmental Cleanup Liability" means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Site, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Site

or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

(3) "Environmental Compliance Cost" means any cost or expense of any nature whatsoever necessary to enable the Site to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Site is capable of such compliance.

(4) "Environmental Law" means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

(5) "Hazardous Material" is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations; (ix) defined as waste or a hazardous substance pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* (42 U.S.C. § 6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, *et seq.* (42 U.S.C. § 9601); (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, *et seq.*; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to,

or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter, in effect.

13.3 Participation in Litigation; Indemnity. Athens agrees to indemnify City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suits, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agency for any Claims or Litigation. City shall promptly provide Athens with notice of the pendency of any such Claims or Litigation for which Athens has responsibility under this Article 13, and request that Athens defend the same. If City fails promptly to notify Athens of any such Claims or Litigation or fails to cooperate fully in the defense thereof, Athens shall not, thereafter, be responsible to defend, indemnify, or hold harmless City. Athens may utilize the City Attorney's office or use legal counsel of Athens' choosing, but shall reimburse City for any necessary legal cost incurred by City. If Athens fails to do so, City may defend the Claims or Litigation and Athens shall pay the cost thereof, but if City chooses not to defend the Claims or Litigation, it shall have no liability to Athens. Athens' obligation to pay the defense cost shall extend until judgment and thereafter through any appeals. In the event of an appeal, or a settlement offer, the Parties will confer in good faith as to how to proceed and the resolution of any such appeal and the Parties' response to any such settlement offer shall require the consent of both Parties, which consent shall not be unreasonably withheld. Notwithstanding the foregoing however, City shall have the unilateral right to settle such Claims or Litigation brought against it in its sole and absolute discretion at any time after the elapse of two (2) years from the filing of a court action on any Claims or Litigation and Athens shall remain liable hereunder for the Claims and Litigation provided that (i) if the settlement would reduce the density or intensity of the Project by thirty-three percent (33%) or more, and (ii) Athens opposes the settlement, then if City still unilaterally determines to settle such Claims or Litigation, then City shall be responsible for its own litigation expense and shall promptly reimburse Developer for reasonable litigation costs actually paid by Athens (with the burden on Athens to document and prove such costs) but shall bear no other liability to Athens.

13.4 Survival of Indemnity Objections. Notwithstanding any other provision of this Agreement, Athens' release and indemnification as set forth in the provisions of this Article 13, shall survive the termination of this Agreement and shall continue in perpetuity.

ARTICLE 14.0
BODILY INJURY, PROPERTY DAMAGE, AND WORKERS' COMPENSATION INSURANCE

14.1 Types of Insurance. Prior to the entry of Athens on the Site and throughout the Term of this Agreement, Athens shall procure and maintain (or cause to be procured and maintained), at its sole cost and expense, in a form and content reasonably satisfactory to City, the following policies of insurance:

a. Garage Liability or Commercial General Liability Insurance (collectively "CGL"). Athens shall keep or cause to be kept in force for the mutual benefit of City and Athens CGL insurance against claims and liability for personal injury or death arising from the use,

occupancy, disuse or condition of the Site, improvements or adjoining areas or ways, affected by such use of the Site or for property damage, providing protection of at least Five Million Dollars ($5,000,000.00) for bodily injury or death to any one person, at least Five Million Dollars ($5,000,000.00) for any one accident or occurrence, and at least One Million Dollars ($1,000,000.00) for property damage.

b. Builder's Risk Insurance. Athens shall procure and shall maintain (or cause to be procured and maintained) in force "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with limits in accordance with subsection (a) above.

c. Workers' Compensation. Athens shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom Athens has contracted for the performance of any work for which Athens is responsible hereunder carries workers' compensation insurance as required by law.

d. Other Insurance. Athens may procure and maintain any insurance not required by this Agreement.

14.2 Insurance Policy Form, Content and Insurer. All insurance required by express provisions hereof shall be carried only by insurance companies authorized to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, and only if they are of a financial category Class VIII or better, unless such insurance is not available from companies meeting such standards at a commercially reasonable price and City agrees in writing to different standards. All such property policies shall contain language, to the extent obtainable, to the effect that (i) any insured loss shall be payable notwithstanding any unintentional act of negligence of City or Athens that does not result in the forfeiture of the insurance; (ii) Athens waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or have limits, coverage or deductibles materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. Athens shall furnish City with certificates evidencing the insurance. City shall be named as additional insured on all policies of insurance required to be procured by the terms of this Agreement other than workers' compensation insurance.

14.3 Failure to Maintain Insurance and Proof of Compliance. Athens shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder within the following time limits: (a) for insurance required above, prior to entry of Athens on the Site and the commencement of any construction by or on behalf of Athens; and (b) for any renewal or replacement of a policy already in existence, simultaneously with the expiration or termination of the existing policy. If Athens fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that the insurance has been procured and is in force, such failure shall be a default hereunder, subject to the applicable cure period.

ARTICLE 15.0
EFFECT OF AGREEMENT ON TITLE; ESTOPPEL

15.1 Binding on Successors. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all other persons acquiring any rights or interests in Athens' Facility, or any portion thereof, whether by operation of laws or in any manner whatsoever and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns.

15.2 Estoppel Certificates. Either Party may at any time deliver written notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

a. The Agreement is in full force and effect and is a binding obligation of the Parties; and

b. The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments; and

c. That no enforcement actions are outstanding or if so the status thereof.

15.3 A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. Athens shall pay all City's cost incurred in issuing such Estoppel Certificate requested by Athens.

ARTICLE 16.0
CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

16.1 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of City shall be personally liable to Athens, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Athens or to its successor, or for breach of any obligation of the terms of this Agreement.

16.2 Conflict of Interest. No officer or employee of City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision to the Agreement which affects the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute, regulation or Applicable Law.

16.3 Covenant Against Discrimination. Athens covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry in the performance of this Agreement. Athens shall take affirmative action to insure that employees are treated during employment without regard to their race, color, creed religion, sex, marital status, sexual orientation, national origin or ancestry.

ARTICLE 17.0
GENERAL

17.1 Waivers. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter. Once the City and Athens have approved all of the Agreements and development approvals, Athens shall be deemed to have waived any claim that any condition of the development approvals is improper or that the approval constitutes a breach of the provisions of this Agreement.

17.2 Construction of This Agreement. The language of this Agreement shall be construed as a whole and given its fair meaning. The captions of the sections and subsections are for convenience only and shall not influence construction. This Agreement shall be governed by the laws of the State of California. This Agreement shall not be deemed to constitute the surrender or abrogation of the City's governmental powers over the Site.

17.3 Severability. If any provision of this Agreement is adjudged invalid, void or unenforceable, that provision shall not affect, impair, or invalidate any other provision, unless such judgment affects a material part of this Agreement in which case this Agreement shall be amended, as necessary, in order to comply with such judicial decision..

17.4 Venue. In the event of any legal proceeding arising from the terms of this Agreement, venue shall be the State of California, in the County of Los Angeles.

17.5 Attorney's Fees. If either Party to this Agreement is required to initiate or defend a court action or proceeding brought by the other Party, the prevailing Party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a Party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted.

17.6 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element, and the resolution of any dispute which may arise concerning the obligations of Athens and City as set forth in this Agreement.

17.7 Force Majeure. The time within which Athens or the City shall be required to perform any act under this Agreement shall be extended by a period of time equal to the number of days during which performance of such act is delayed due to an Uncontrollable Circumstance. An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the Uncontrollable Circumstance, if written notice by the Party claiming such extension is sent to the other Party within thirty (30) days of knowledge of the commencement of the Uncontrollable Circumstance. Any act or failure to act on the part of a Party shall not excuse performance by that Party.

17.8 Notice. Notices provided pursuant to this Section shall be deemed received at the date of delivery as shown on the affidavit of personal service or the Postal Service or overnight courier receipt.

a. *To Athens.* Any notice required or permitted to be given by the City to Athens under this Agreement shall be in writing and (i) delivered personally to Athens or (ii) mailed with postage fully prepaid, registered or certified mail, return receipt requested, or (iii) deposited with a recognized overnight courier service, addressed as follows:

Arakelian Enterprises, Inc., dba Athens Services
Attn: President
P.O. Box 6009
City of Industry, CA 91716-0009
Attention: President

With a copy to:
Gibson Dunn & Crutcher LLP
Attn: Amy R. Forbes
333 South Grand Avenue
Los Angeles, CA 90071-3197

or such other address as Athens may designate in writing to the City.

b. *To the City.* Any notice required or permitted to be given by Athens to City under this Agreement shall be in writing and (i) delivered personally to the City Manager, (ii) mailed with postage fully prepaid, registered or certified mail, return receipt requested, or (iii) deposited with a recognized overnight courier service, addressed as follows:

City of Irwindale
Attn: City Manager
5050 North Irwindale Avenue
Irwindale, CA 91706

With a copy to:
Aleshire & Wynder, LLP
Attn: Fred Galante
18881 Von Karman Ave., Ste 400
Irvine, CA 92612

or such other address(es) as the City may designate in writing to Athens.

17.9 Continuing Liabilities. After termination of this Agreement, both Parties shall remain liable for all costs, reimbursements and damages that may be applicable through this or the other Agreements, as well as any liquidated damages that have accrued pursuant to Section 5.5 hereof; nothing herein is intended to waive or limit the remedies available to either Party upon breach, termination or default of those Agreements.

17.10 Survival. All indemnity obligations set forth herein shall survive termination of this Agreement.

17.11 No Third Party Beneficiaries. The only Parties to this Agreement are Athens and City. There are no third party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

17.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

17.13 Relationship of Parties. It is specifically understood and agreed by and between the Parties that the Project is a private development and private operation, that neither Party is acting as the agent of the other in any respect hereunder, and that such Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. The only relationship between City and Athens is that of a government entity regulating the operation of private property and the owner of such private property.

17.14 Entire Agreement. Except as this Agreement may be implemented through the other Agreements, this Agreement constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement, and this Agreement supersedes all previous negotiations, discussions, and agreements between the Parties. No parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms of this Agreement.

17.15 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

17.16 Counterparts. This Agreement may be executed in counterparts, each of which shall be construed together and have the same effect as if all Parties executed the same copy.

17.17 Authority to Execute. The Persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, (iv) the entering into of this Agreement does not violate any provision of any other Agreement to which said Party is bound and (v) there is no litigation or legal proceeding which would prevent the Parties from entering into this Agreement.

IN WITNESS WHEREOF, City and ATHENS have executed this Agreement on the date first above written.

ATHENS:

ARAKELIAN ENTERPRISES, INC., dba ATHENS SERVICES, a California Corporation

_____
Ron Arakelian, Jr.,
Board Chairman

_____
Michael Arakelian,
Vice President/Secretary

CITY OF IRWINDALE

By: _____
Mark A. Breceda, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Fred Galante, City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF_____)

On _____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF_____)

On _____, 2017, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(Seal)

EXHIBIT "A"
Facility Scope & Components

EXHIBIT "B"
Site Legal Description and Depiction

EXHIBIT "C"
Project Depiction

EXHIBIT "D-1"
LADWP Easement

EXHIBIT "D-2"
SCE Easement

EXHIBIT "E"
Description of Host Fee Structure

1. Advancement of Costs

As memorialized in the Reimbursement Agreement as amended, ATHENS shall advance to the City funds necessary to cover City costs for CEQA compliance, Project review, consultant and legal support and other Project related costs; provided, however, that if the total aggregate amount requested by the City exceeds $1,350,000, unless ATHENS agrees in writing to such excess expenditures, ATHENS may cancel this arrangement, with reimbursement by City limited solely to any unspent, advanced funds.

2. Initial Payment and Escrow Funds

ATHENS has deposited five hundred thousand dollars ($500,000) into an escrow account ("Escrowed Funds") with escrow agent JPMorgan Chase Bank, NA ("Escrow Agent") per that certain Escrow Agreement by and between City, ATHENS and Escrow Agent dated August 28, 2013. The Escrowed Funds will be (a) payable to the City if ATHENS fails to build the Facility pursuant to the terms of this Agreement, or (b) returned to ATHENS if either (i) the Facility is not completed and this Agreement is terminated for any other reason, including without limitation, pursuant to the failure to pay Host Fees or pay reimbursable costs pursuant to the Reimbursement Agreement, or (ii) if the Department of Finance fails to approve this Agreement or Other Agreements, or the PMP, or (iii) upon commencement of operations at the Facility.

a. The Escrowed Funds are held by an escrow agent in an interest-bearing account, which interest shall be paid quarterly to ATHENS.

b. If the City believes that ATHENS has not proceeded diligently and in accordance with the Schedule of Performance to secure all necessary permits and entitlements for the development and thereafter complete development of the Facility in accordance with the terms of this Agreement City shall provide written notice to ATHENS of such belief and undertake all necessary processes pertaining to default/cure/termination as set forth in Article 10.0 hereof. In the event of uncured default or termination of an Agreement pursuant to Article 10.0.

c. Should the City find pursuant to Article 10.0 that ATHENS commit an unjustified and uncured default resulting in termination of this or Other Agreements, then the City shall be entitled to the Escrowed Funds to be used by the City for its general governmental purposes as the City deems appropriate and the Parties shall have no further rights or obligations to each other following said termination.

3. *Deposit*

Upon the later to occur of (i) the final approval by City of the Facility, such final approval being demonstrated by issuance of a certificate of occupancy for the Site, (ii) the Agreements Approval Date (as defined in the MOU), and (iii) the CEQA Completion Date (as defined in the MOU), ATHENS will deposit into the City's bank account a deposit of $5,000,000 ("Deposit"), less any amounts advanced to City for City costs expended prior to these approvals, including but limited to, amounts advanced in accordance with the Reimbursement Agreement and the MOU and/or costs to prepare environmental studies, process and negotiate the permits, entitlements and conditions of the Project. The Deposit shall include a payment of $1,000,000 which upon receipt of (1) all permits from the Waste Management Board and other third-party government agencies required to operate the Facility, and (2) all permits, sign-offs and approvals by the Successor Agency and City necessary to commence Facility operations, will be deemed non-refundable to be used by the City for its general governmental purposes and shall not be credited against Host Fee payments. For the first year of operations and subsequent years thereafter, the Host Fee will be drawn down against the Deposit until the Deposit balance is depleted. After the Deposit is paid, should the Project be terminated due to default by ATHENS or terminated by ATHENS without cause, the City shall retain the remaining balance of the $5,000,000 Deposit; but if the Project is terminated by ATHENS due to the default of City, the City shall refund to ATHENS any and all of the remaining balance of the Deposit, including but not limited to the $1,000,000 "non-refundable" portion, but not including any amounts expended by the City in accordance with the terms of the MOU.

4. *Host Fee*

Upon the commencement of the first year of operations, and of every operating year thereafter until the termination or expiration of the Agreements, ATHENS shall pay the Host Fee to the City. The Host Fee shall be $1.70 per ton deposited at the MRF/TS ("Host Fee Rate"). The Host Fee shall be determined at the end of the calendar year based on the tonnage actually deposited and shall be supported by an audit of the tonnage provided by ATHENS at its sole cost. The City shall be paid for the tons deposited at the MRF/TS no later than thirty (30) days from December 31st.

5. *Adjustments*

a. *Consumer Price Index ("CPI")*. The Host Fee Rate shall be subject to an increase every five (5) years during the Term equal to 100% of the CPI, as measured from the 1st of January in the year following commencement of operations. In addition, should the City issue a termination under Article 10.0 of this Agreement, the Host Fee shall be fixed as of the termination notice date and no further CPI adjustments to the Host Fee shall occur during the remaining ten year period of the term.

b. *Most Favored Nations Clause.* If ATHENS agrees to pay any other city a higher host fee when all terms are considered and equalized with the terms between the City and ATHENS, ATHENS shall notify City within 30 days and the Host Fee for the MRF/TS will be adjusted to match the other city's deal. ATHENS will provide a copy of such other deal and explanation of factors that should be considered in comparing it to the MRF/TS deal. The parties will either agree to a financial analysis or have such analysis prepared by a consultant mutually selected by the parties to factor any differences in the terms of the two deals so as to compare the host fees on an equal basis. For example, if ATHENS secures free land for a similarly-sized facility as the MRF/TS, the fair market value of the land, plus applicable financing fees, shall be calculated as an annual amount for the term of the MRF/TS and deducted against the fee to be compared against the Host Fee for the MRF/TS.

6. Example

The following is an illustrative example of the allocation of projected revenues based on an assumed 1,000,000 tons received in the first year and second year of operations ignoring adjustments.

Initial Deposit	$5,000,000
EIR Costs Incurred by City	- $1,350,000
Initial Payment (non-refundable)	$500,000 (not included in deposit remaining)
Escrowed Funds	$500,000
Deposit Remaining When Agreements Signed (Initial Payment is not included and is retained by City)	$4,250,000
Payment Upon Receipt of Permits	- $1,000,000
Deposit Remaining	$3,250,000
Return of Escrowed Funds upon commencement of operations at MRF/TS	- $500,000
Deposit Remaining	$2,750,000
Deduction of Host Fee Payment for 1st Year of Operations	- $1,700,000
Deposit Remaining	$1,050,000
Deduction of Host Fee Payment for 2nd Year of Operations	- $1,700,000
Fund Balance	- $650,000
Payment to Bring Fund Balance to $0	$650,000
Fund Balance	0

In the event this or Other Agreements are terminated prior to completion of the MRF/TS for any reason other than a breach by ATHENS, all of the funds described above, other than the

EIR costs incurred by City and the Initial Payment, shall be returned to ATHENS. Using the example above, $4,750,000 would be returned to ATHENS.

EXHIBIT "F"
Route & Circulation Plan

EXHIBIT "G"
Facility Use Rate

EXHIBIT "H"
Fire Prevention & Emergency Response Measures

Fire Prevention Control and Mitigation Plan:

A. Description of the measures the operator will take to prevent fires and to control and extinguish fires at the site:

- Provide employee training on fire prevention, control and mitigation.
- Prohibit all open flame operations near flammable materials.
- Install fire protection sprinklers and portable fire extinguishers in all buildings
- Prohibit use of flammable solvents and chemicals around recycling and transfer operations.

B. Identification and description of the equipment the operator will have available (on site and readily available off-site) to control and extinguish fires;

- Fully sprinkled buildings.
- Portable fire extinguishers.

C. Description of the measures the operator will take to mitigate the impacts of any fire at the site to the public health and safety and the environment:

- Prohibit the use of flammable solvents and chemicals around the recycling, storage, and transfer operations.
- Train employees on handling hazardous and flammable materials.
- Store sufficient quantity of absorbent material, shovels and personnel protective equipment.

D. Description of the arrangements the operator has made with the local fire control authority having jurisdiction to provide fire prevention, control and suppression:

- The operator will provide the local fire control authority updated detailed site plan showing all buildings, structures, parking lots, storm & sanitary sewers, and adjacent property uses.
- Identify all materials stored onsite, access to each storage area, location of emergency equipment, general purpose of other areas within the facility, and location of all aboveground and underground tanks to include sumps, vaults, below-grade treatment systems, piping, etc.
- Map Key. Provide the following on the map:
    - o A list of hazardous materials, including wastes.
    - o Hazard class of each hazardous waste.
    - o The maximum quantity for hazardous materials.
    - o Include the contents and capacity limit of all tanks at each area and indicate whether they are above ground or below ground.
    - o List separately any radioactives, cryogens and compressed gases for each facility.

E. Discussion of the ability of the local fire control authority to suppress fires at the site in light of the authority's personnel, expertise and equipment, the availability of water, access to the site and to flammable materials on the site, the nature of flammable materials on site, the quantity and dimensions of materials on the site} and the potential for subsurface fires in accumulations of flammable materials on the site.

- Local fire station situated less than a mile away is equipped with a single engine fire truck that could dispense water at 1500 GPM.

Emergency Action Plan:

1. In the event of an emergency, the following shall be notified:

   A. On-site Responders:
      Peter Branda, Valley General Manager, (626) 705-6323
      Efrain Olmos, Operations Supervisor, (626) 705-6955

   B. Method of Notification to Responder:
      Automatic Alarm
      Manual Alarm
      Telephone
      Verbal

   C. Agencies
      Fire Department: 911
      State Office of Emergency Environmental Services: (626) 334-5596

2. Designated Local Emergency Medical Facility:
   Occu-Med, 12134 Victory Blvd., North Hollywood, CA
   24-hour telephone (800) 801-3022

3. Mitigation Equipment:

   A. Monitoring Devices:
      - Smoke detectors

   B. Spill Containment:
      - Absorbents

   C. Spill Control and Treatment
      - Mechanical Ventilation
      - Secondary Containment

4. Evacuation:
   - Immediate area evacuation routes posted
   - Entire building evacuation procedures developed
   - Assembly areas preplanned
   - Evacuation maps posted

Emergency Response Training Plan:

1. Person responsible for the emergency-response training plan:

   Peter Branda, Valley General Manager, (626) 705-6323
   Efrain Olmos, Operations Supervisor, (626) 705-6955

2. Training Requirements:

   A. All employees trained in the following as indicated:
   - Procedures for internal alarm/notification
   - Procedures for notification of external emergency-response organization
   - Location and content of the emergency-response plan

   B. Chemical handlers are trained in the following as indicated:
   - Safe method for handling and storage of hazardous materials
   - Proper use of personal protective equipment.
   - Locations and proper use of fire- and spill-control equipment
   - Specific hazards of each chemical to which they may be exposed

   C. Emergency-response team members are trained in the following:
   - Procedures for shutdown of operations
   - Procedures for using, maintaining and replacing facility emergency and monitoring equipment

3. The following records are maintained for all employees:
   - Verification that training was completed by the employee
   - Description of the type and amount of introductory and continuing training
   - Documentation on and description emergency-response drills conducted at the facility

4. A more comprehensive and detailed emergency-response training plan is maintained on site.

   Location: Office of Efrain Olmos
   Responsible Person: Efrain Olmos

ATTACHMENT "G"

CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2013051029)

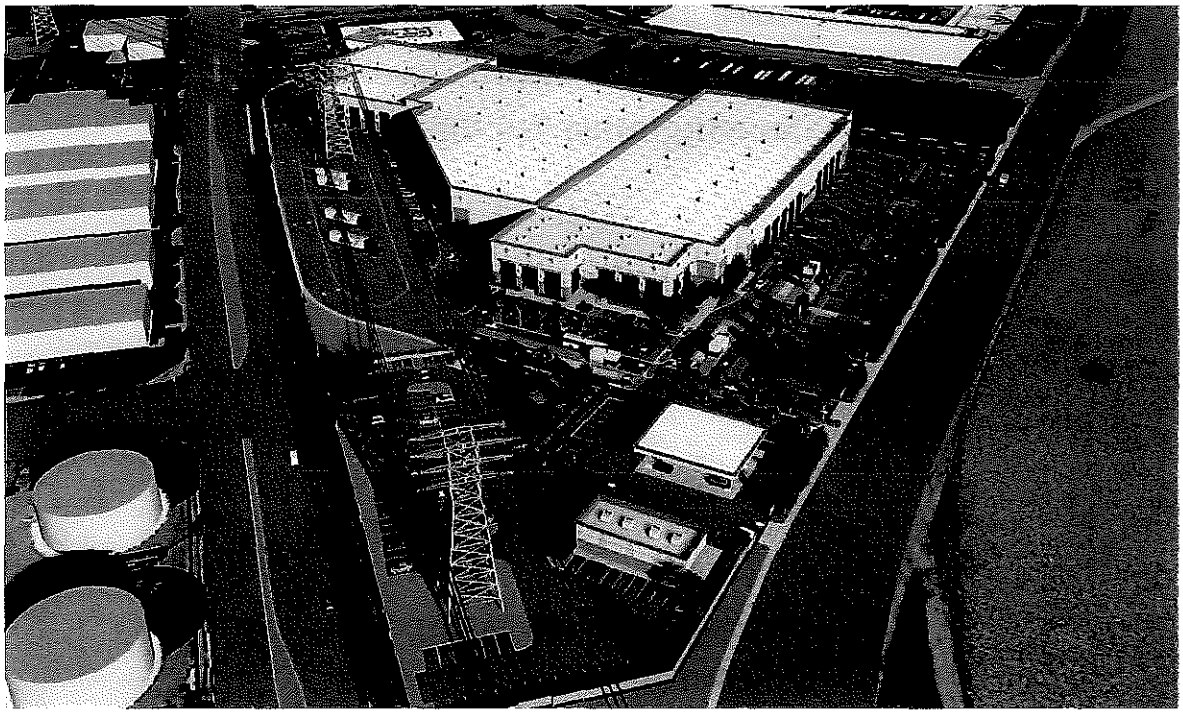
http://ci.irwindale.ca.us/index.aspx?nid=177

ATTACHMENT "H"

ADDENDUM NO. 1 TO CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2013051029)

http://ci.irwindale.ca.us/DocumentCenter/View/2399

ADDENDUM NO. 1 TO
ENVIRONMENTAL IMPACT REPORT



IRWINDALE MATERIALS RECOVERY FACILITY AND TRANSFER STATION PROJECT

SEPTEMBER 2017

STATE CLEARINGHOUSE NUMBER

2013051029

City of
IRWINDALE

Addendum No. 1 – Environmental Impact Report

Irwindale Materials Recovery Facility And Transfer Station City of Irwindale

(State Clearinghouse No. 2013051029)

September 2017

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Addendum No. 1 to the Environmental Impact Report Irwindale Materials Recovery Facility and Transfer Station Project City of Irwindale

1.0 INTRODUCTION

This Addendum No. 1 to the Environmental Impact Report (EIR) for the Irwindale Materials Recovery Facility and Transfer Station Project (MRF/TS) (SCH No. 2013051029) has been prepared to address minor, internal site plan adjustments made in the final design of the MRT/TS to improve its functionality and efficiency, and enhance the level of design and increase setbacks. There are also minor off-site improvements resulting from the internal site changes, including a right-hand turn lane and installation of an intersection stop light. The EIR was certified and the Project Disposition and Development Agreement (DDA) was approved by the City Council on June 8, 2016.

1.1 PROJECT BACKGROUND

The proposed Project involves development of a MRF/TS, and convenience store/fueling station. A MRF/TS is a regional facility where residential, commercial, and/or industrial municipal solid waste and recyclable materials are delivered by commercial and non-commercial haulers, and sorted and processed in one central location prior to delivery at end use distributors. The proposed MRF/TS site is approximately 17.22 acres (Assessor's Parcel No. 8535-001-911). The MRF/TS consists of a fully enclosed building with the interior designed to provide separate areas to receive, process, and transfer mixed municipal solid waste (MSW), green waste, construction and demolition (C&D) materials, and waste hauled in by self-haulers.

MRF/TS operations would consist of sorting, consolidating, and compacting received materials, and then re-loading all material into transfer trucks for transport to additional processing and/or disposal facilities (end use distributors). On-site improvements include operations offices, administrative offices and visitor center, maintenance facility, scale houses, and a fueling facility/convenience store open to the public. The fueling facility/convenience store would be a separate structure located in the south-eastern portion of the site adjacent to Arrow Highway and includes a fueling island with pump canopy, convenience store, and parking for customers.

Subsequent to the City's certification of the EIR, Athens Services submitted a final site plan for approval that includes minor adjustments to driveway locations, and changes in building footprints, total square-footage of individual components of the MRF/TS buildings, and

arrangement of employee parking. The City prepared this addendum to the EIR to evaluate potential changes in impacts of the MRF/TS as reported in the EIR due to these proposed site plan adjustments, and to determine whether mitigation requirements imposed as conditions of approval would need to be modified or supplemented in any way. [See Figure 1: *Revised Site Plan*; Figure 2: *Site Plan Overlay Showing Revised Footprint and DEIR Site Plan Footprint*; and Figure 3: *Rendering of Site Configuration Evaluated in the EIR*; and Figure 4: *Rendering of Revised Site Plan Evaluated in this Addendum.*]

The project's waste handling capacity of up to 6,000 tons per day (tpd) is unchanged, as are the off-site traffic routes and trip numbers. The number of employees working at the MRF/TS would also remain the same as was analyzed in the EIR. All changes are, therefore, internal to the site and will not affect any of the Project's off-site characteristics or impacts. A full and complete list of the proposed modifications to the MRF/TS is provided in Section 1.4, *Proposed Site Plan Revisions*.

1.2 BACKGROUND AND DESCRIPTION OF THE PROPOSED ACTION

This addendum to the EIR addresses the potential for the revised project to result in changes in the impacts analyzed and reported in the EIR. Each of the environmental topics covered in the EIR is examined and discussed. The analysis also evaluates whether mitigation requirements imposed as conditions of approval would need to be modified or supplemented.

Figure 1: Revised Site Plan

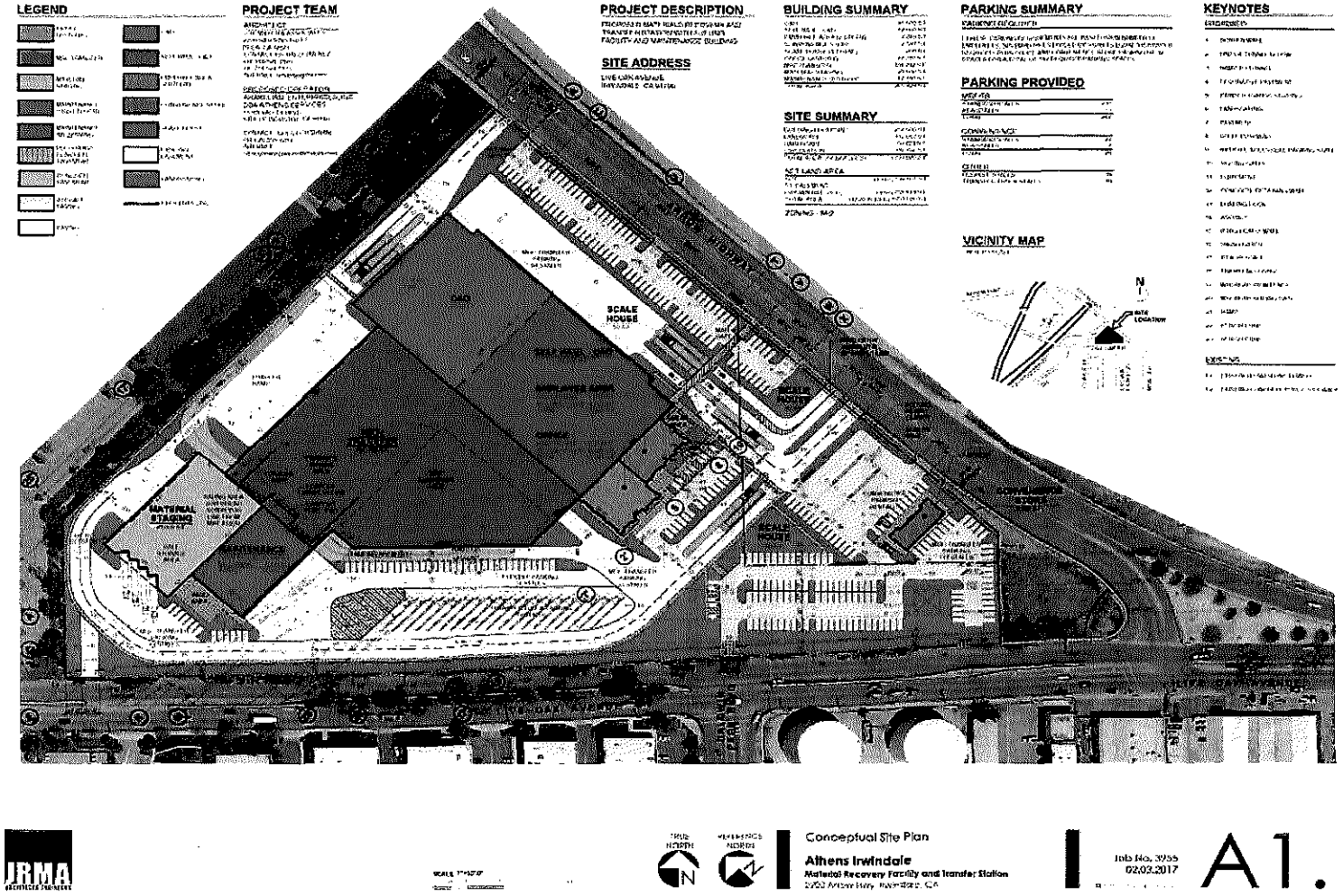
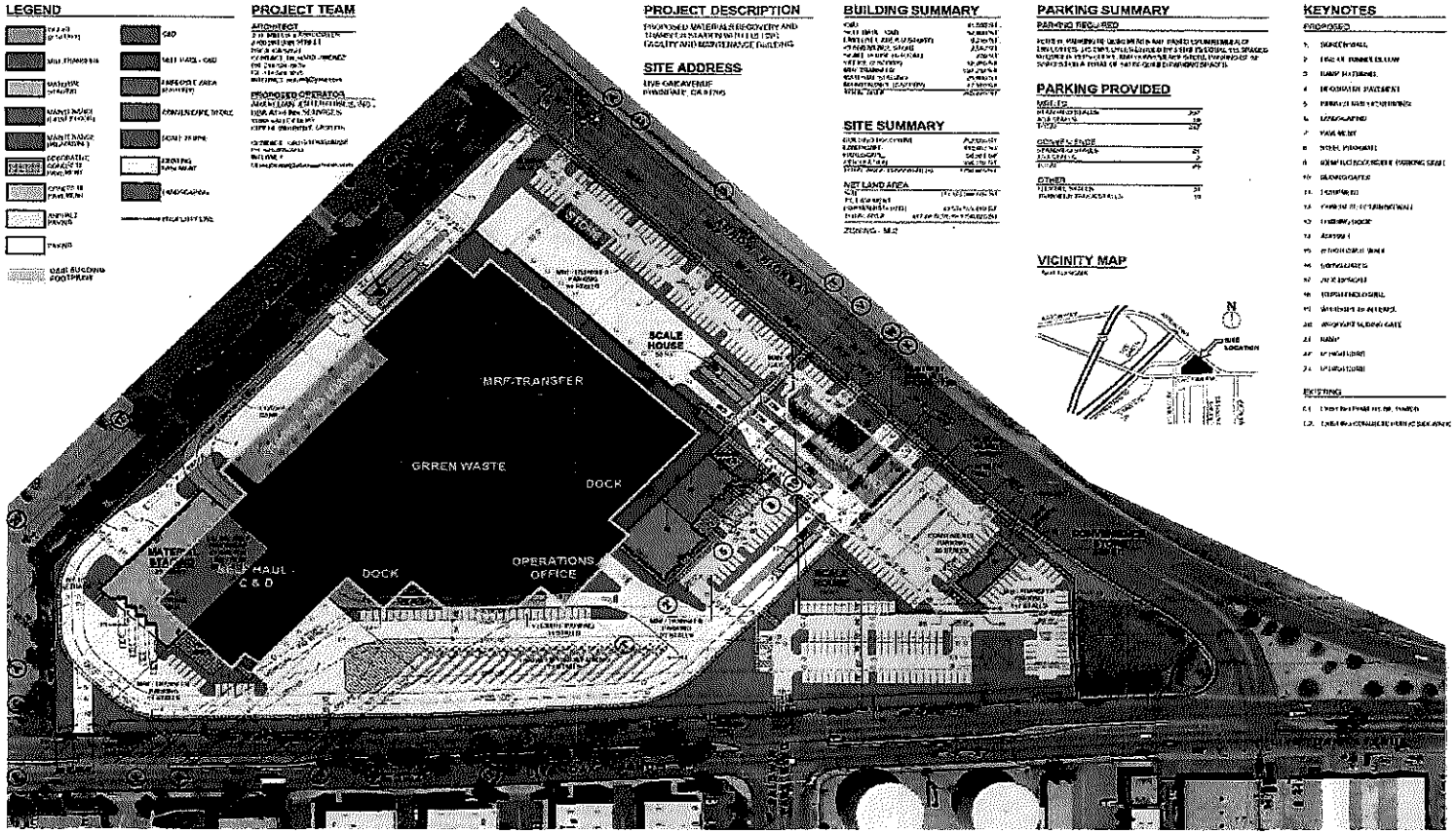


Figure 2: Site Plan Overlay Showing Revised Footprint and DEIR Site Plan Footprint



JRMA

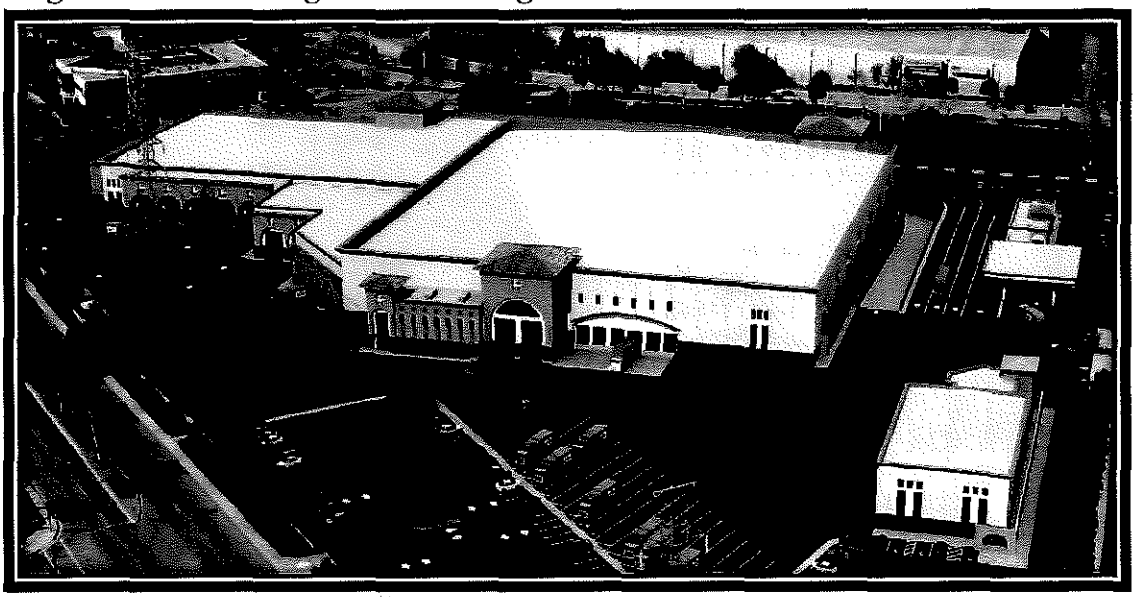
Conceptual Site Plan - Overlay

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy, Irwindale, CA

Job No. 3955
02.03.2017

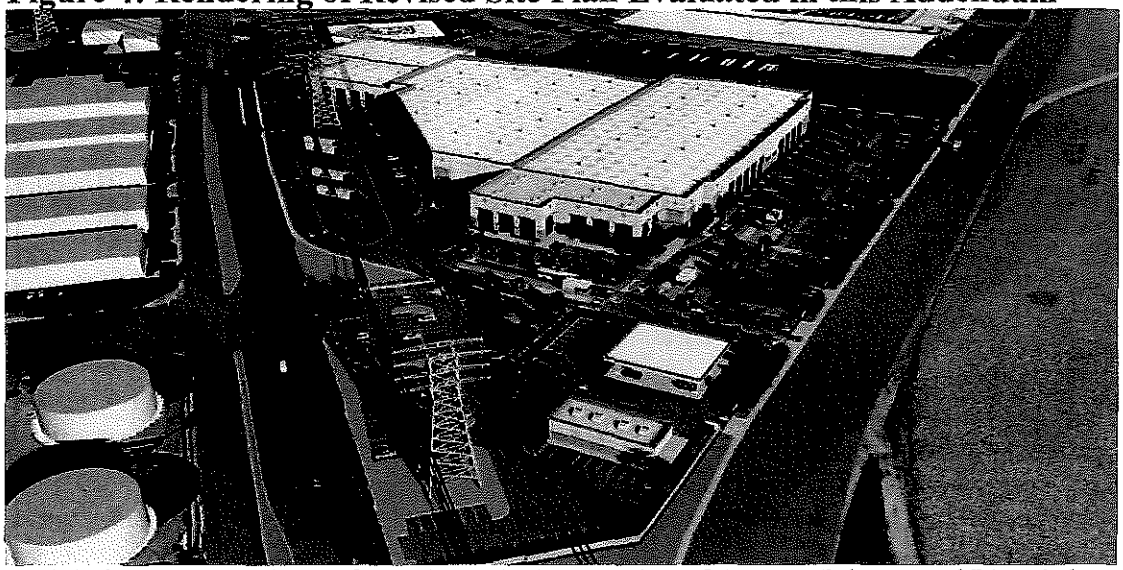
A1.2

Figure 3: Rendering of Site Configuration Evaluated in the EIR



Aerial view northwest from above the intersection of Arrow Highway and Live Oak Avenue – main building is the MRF/TS, adminstation office in lower right corner and convenience store at top right.

Figure 4: Rendering of Revised Site Plan Evaluated in this Addendum



Aerial view west-northwest from above the intersection of Arrow Highway and Live Oak Avenue – main building is the MRF/TS with the administration office incorporated in front-center, and convenience store at lower right; adjusted driveways and parking.

1.3 CEQA GUIDANCE AND BASIS FOR AN ADDENDUM TO THE EIR

As the Lead Agency under CEQA, the City of Irwindale certified the EIR evaluating and disclosing the potential environmental impacts associated with implementation of the MRF/TS Project. When an EIR has been certified and the project is modified or otherwise changed after certification, additional CEQA review may be necessary. The key considerations in determining the need for and appropriate type of additional CEQA review are outlined in §21166 of the Public Resources Code (CEQA) and § 15162 of the CEQA Guidelines, which specifically provide that a Subsequent or Supplemental EIR is not required unless one or more of the following occurs:

(a) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(c) New information, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- Significant effects previously examined will be substantially more severe than shows in the previous EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to the 2017 State CEQA Guidelines §15164, and with reference to §15162, an addendum to a previously certified Environmental Impact Report (EIR) is required when changes or additions are necessary, but where none of the conditions call for the preparation of a subsequent EIR. This addendum has been prepared to assess the requested site plan adjustments, and to provide substantial evidence pursuant to the State CEQA Guidelines §15164(e) supporting the City's decision not to prepare a Supplemental EIR. As evidenced by the analysis contained in this addendum the proposed minor changes to the MRF/TS would not result in any of the conditions requiring preparation of a Subsequent or Supplemental EIR (identified above). The modifications are to internal components of the MRF/TS, would not impact any external operations or characteristics of the project (i.e., truck trips or routes), and would not result in new significant impacts, increase the severity of significant impacts, or otherwise trigger additional review. Consistent with the requirements of CEQA, when considering any required discretionary action for the MRF/TS Project, the City will consider the information contained in this addendum together with the EIR.

1.4 PROPOSED SITE PLAN REVISIONS

The design revisions from the site and operational plan analyzed in the EIR (DEIR Site Plan, October 2013) to the currently proposed site plan (Current Site Plan, February 2017) have been proposed by Athens Services to improve the efficiency of facility functions, enhanced circulation and processing of materials, and increased setbacks from Arrow Highway and Live Oak Avenue. The maximum capacity for daily throughput of material to be processed by the facility and the number staff and vehicles serving the facility has not changed with the Current Site Plan. All changes are confined to the 17.22-acre MRF/TS site, and off-site travel routes have also not been changed in any way, except for minor adjustments to ingress and egress driveways for improved circulation. The design changes are summarized as follows:

Building Footprint

- The footprint occupied by the revised design and the DEIR Site Plan is nearly identical to the Current Site Plan, as shown in Figure 2: Site Plan Overlay. The primary change is the relocation of the Convenience Store along Arrow Highway from the north area of the site to the south area of the site. The separate Administration and Maintenance Building in the DEIR Site Plan has also been incorporated into the main building.
- The total building area has been increased from 247,007 square feet to 265,228 square feet.
- The internal arrangement of spaces within the overall building from the DEIR Site Plan to the Current Site Plan has been shifted to move the Self-Haul/Construction & Demolition area from north to south and the MRF/TS from the north to the center of the site. The Green Waste has also been shifted from the center to the south. The basic purpose of the relocation

of spaces is to keep all of the public accessed areas (Self-Haul/C&D and Administration) at the north side of the project such that access to these areas does not require intermingling with commercial traffic for the balance of the project.

Tunnel

- The loadout tunnel adjacent to the MRF/TS is a critical component of the project and was previously located on the west side of the project. This resulted in a long and inefficient tunnel. The tunnel has now been relocated to the south side of the project with a much shorter east-west tunnel configuration.
- A bridge over the tunnel has been added at the west side of the project to improve circulation by separating collection/commercial traffic from the transfer truck traffic.

Dock

- The recyclable loading dock has been relocated from the east side of the project to the south side.

Circulation

- The overall circulation of the project has remained similar to the DEIR Site Plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway.
- As with the DEIR Site Plan, employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.
- An employee parking area has been added along Arrow Highway.
- Driveway 1 has shifted approximately 300 feet south on Arrow Highway accounting for the relocated convenience store and administration building.
- Driveway 2 remains in the same location on Arrow Highway at the northeastern end of the site, and includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot.
- Driveway 3 remains in the same location on Live oak Avenue for access to employee parking.
- Driveway 4 has shifted approximately 125 feet south on Arrow Highway and provides access to employee parking only.
- Driveway 5 has been added approximately 150 south of Driveway 1 and approximately 450 feet north of the Arrow Highway / Live Oak Avenue intersection providing ingress and egress for the relocated convenience store.

Parking

- The total employee and visitor parking stalls have been increased from 180 parking spaces to 307 spaces. This increase was made possible by coordination with the Los Angeles Department of Water and Power (LADWP) to allow parking under their transmission line easement at the south area of the site and adding parking in the easement along the east side of the site along Arrow Highway. The increased parking spaces allow for a smoother employee shift change. In addition to the above parking, there are 26 spaces for the Convenience Store and 34 flexible parking stalls.
- The 23 transfer truck parking spaces in the DEIR design have been reduced to 19 spaces.

Architecture and Building Setbacks

- The architectural design of the building has remained consistent with the DEIR Site Plan and has been enhanced per comments from the Irwindale Planning Department and integrated in the design.
- A larger setback has been provided in the Current Site Plan design by locating new employee parking along Arrow Highway and relocating the Administration and Maintenance Building into the MRF/TS building footprint.
- The relocation of the tunnel from the west side of the project has also provided an increased setback at this area of the project.

The proposed revisions to the site plan described above will not change plant capacity, staff levels, traffic volumes or trip distances. As discussed below, with the exception of one change (the revision of mitigation measure MM T-6), no changes to the mitigation requirements adopted by the City Council as set forth in the EIR and MMRP are proposed. Truck haul routes, source materials, processed materials destinations, and number and types of employees are the same as those described in the EIR.

With the revisions to the internal site plan, revisions to minor off-site improvements are also included. These improvements are associated with the construction of the access driveways of the project, and serve as revisions to prior off-site improvements that were required in the EIR.

The minor off-site improvements which are discussed below would not trigger additional construction or operational impacts, as they would benefit the operations of the project and would not substantially alter the magnitude of construction impacts or alter the construction schedule beyond that contemplated in the EIR. Grading for construction of the tunnel for truck circulation is greater (an increase of 17,400 cubic yards of import), but is subject to the same dust control measures, and does not change conclusions regarding potential impacts of construction. Total impervious surfacing remains the same, and essentially covers the entire site except for a small portion of the southeast corner. Please refer to Recirculated Draft EIR Section 3.12.8 for a discussion of the previously identified measures.

Review of the impact analysis for each resource topic area is presented in *Table 2.1: Review of EIR Impact Analyses and Proposed Site Plan Changes*. Supplemental analysis of air quality and related GHG emissions is presented in text following Table 2.1, and the supporting technical model outputs are contained in *Appendix A: Air Quality Technical Documentation – CalEEMod Output Files*. The traffic assessment of revised driveway locations on Arrow Highway is also presented in subsequent text, and the complete updated traffic report is contained in the supporting *Appendix B: Athens Irwindale MRF & Transfer Station Revised Site Access Evaluation*, attached to this Addendum.

2.0 REVIEW OF THE EIR IMPACT ANALYSES AND PROPOSED REVISED SITE PLAN

Table 2.1: Review of EIR Impact Analysis and Proposed Site Plan Changes presents assessments of the proposed site plan changes as they relate to each resource area evaluated in the MRF/TS EIR. The supplemental traffic impact assessment examining the proposed site plan changes to driveway locations on Arrow Highway is presented separately in Section 2.1 below.

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
3.1 Effects Not Found To Be Significant	This chapter of the MRF/TS EIR (pages 3.1-1 through 3.1-3) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The proposed site plan revisions do not raise any issues pertaining to agriculture, forestry, or mineral resources.
3.2 Aesthetics	This chapter of the MRF/TS EIR (pages 3.2-1 through 3.2-34) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The EIR did consider the potential aesthetic effects of the MRF/TS buildings on the surrounding community, and concluded that impacts would be less than significant given the existing environment and the characteristics of the proposed project With the proposed design adjustments, the height of the buildings is not proposed to be revised, and the change in square footage (± 7% increase) will not produce a detectable visual change since it is completely contained within the previously proposed MRF/TS facility (which results in only a small incremental change to the overall building). The total disturbance area on the site is unchanged. The minor architectural changes are cosmetic, were made in response to City comments as intended improvements, and are consistent with the architectural style assessed in the EIR; (see Figures 3 and 4 above).

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
3.3 Air Quality, Greenhouse Gases and Health Risk Assessment	This chapter of the MRF/TS EIR (pages 3.3-1 through 3.3-72) remains accurate, and is updated in **Section 2.1 (below)** of this *Addendum No. 1 to the MRF/TS EIR* to assess the modified site plan and increased grading requirements. The site plan adjustments do not result in the generation greater emissions that would result in a new significant impact or increase the severity of a previously identified significant impact, or change in operations that could produce greenhouse gases, odor, or health impacts different from those analyzed in the EIR. For long term operations, overall capacity and through put, the number of truck trips, and the number of employees would remain the same as the originally proposed project. However, the revisions would incrementally increase the overall square footage of the MRF/TS facility. This square footage increase (±7%) would not result in a new significant impact or increase the severity of a previously identified significant impact, however, because (1) it would not increase operational capacity, employees or truck trips, (2) would not significantly increase construction time or emissions, and (3) would not appreciably increase point-source emissions from mechanical equipment such as HVACs.
3.4 Biological Resources	This chapter of the MRF/TS EIR (pages 3.4-1 through 3.4-18) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. The disturbance area is not changed from that analyzed in the EIR, and the mitigation measure for protection of nesting migratory birds recommended in the EIR and adopted by the City in its approval of the MMRP (MM Bio-1) is equally applicable to the revised design.

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
3.5 Cultural Resources	This chapter of the MRF/TS EIR (pages 3.5-1 through 3.5-16) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The disturbance area is not changed from that analyzed in the EIR, and the mitigation measures for protection of potential cultural and paleontological resources that may be encountered during grading for construction recommended in the EIR and adopted by the City in its approval of the MMRP (MM CR-1 – MM CR-4) are equally applicable to the revised design.
3.6 Environmental Justice	This chapter of the MRF/TS EIR (pages 3.6-1 through 3.6-9) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The same amount of incoming material will be handled by the MRF/TS facility, and the same amount of waste would be generated within the Los Angeles Basin. As discussed previously, local air quality impacts were determined to be less than significant, and these revisions would not change that conclusion.
3.7 Geology, Soils, and Mineral Resources	This chapter of the MRF/TS EIR (pages 3.7-1 through 3.7-19) remains accurate and is unchanged by this *Addendum No. 1 to the MRF/TS EIR.* The proposed design changes do not change any conditions that could result in greater geologic hazards or loss of mineral resources. The characteristics of the site have not changed, including with respect to soils, topography, and the potential for seismic ground shaking. The altered tunnel design would require additional grading for the deeper and shorter tunnel. This modification, however, would not result in increased geologic risks as compared to the originally proposed tunnel. The total disturbance area is not changed from that analyzed in the EIR, and the mitigation measure for a geotechnical assessment to support final

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
	engineering design recommended in the EIR and adopted by the City in its approval of the MMRP (MM GEO-1) is equally applicable to the revised design. Also, as was previously required, the project would be constructed in accordance with applicable standards such as the California Building Code.
3.8 Hazards and Hazardous Materials	This chapter of the MRF/TS EIR (pages 3.8-1 through 3.8-31) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. The volume and types of materials to be processed at the MRF/TS is not changed from that analyzed in the EIR. As discussed in the EIR, a Phase I and Phase II Environmental Site Assessment were prepared for the project site to identify any potential hazardous materials. The conclusions of those reports remain applicable, and the revised project would not include changes that are inconsistent with the previous analysis (i.e., no new throughput of waste and no processing of hazardous waste materials). With respect to potential spills, the revised project would not expand operations, so the potential for spills remains the same. Also, the same storage and disposal regulations and procedures would apply to the revised project. The convenience store is moved, and the USTs associated with that use will simply be relocated to another portion of the project site, which would not increase the potential for impacts.
3.9 Land Use and Planning	This chapter of the MRF/TS EIR (pages 3.9-1 through 3.9-23) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. The proposed site design changes are limited to the 17.22 acre site, are entirely consistent with the land uses evaluated in the EIR, and will not alter any aspect of surrounding land uses or applicable land use plans.

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
3.10 Noise	This chapter of the MRF/TS EIR (pages 3.10-1 through 3.10-37) remains accurate, and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. Because operational capacity will not increase, and thus trucks will not increase, noise from trucks traveling to and from the site, and MRF/TS and convenience store operations will not increase from the levels identified and analyzed in the EIR. Also, although the revisions would result in additional square footage (± 7%), the revisions would not result in an extension of the proposed construction period or require new equipment that would substantially increase construction noise beyond what was analyzed in the EIR. As noted above, grading would increase under the revised project, necessitating additional trucks during the 30-day grading period. However, these additional grading trucks would not result in a new significant impact or increase the severity of a significant impact because those trucks would only occur during the short grading phase (30 days), would occur only during the hours of 7:00 AM – 7:00 PM, and would represent only a minor contributor to traffic noise. The EIR acknowledged that haul trips would raise ambient noise levels along haul routes (dump trucks would generate 88 dBA at 50 feet). However, these trucks would travel on highly-used roads, only infrequently and during only a short period of the project's overall construction schedule. For instance, the haul trips are a fraction of the project's operational truck trips (3,897 daily trips), which would result in a significant impact at only one location. The number of employees would also not increase, which would ensure that traffic noise remains the same as was analyzed in the EIR. Mitigation measures for noise control recommended in the EIR and adopted by the City in its approval of the MMRP (MM N-1 – N-7) are equally applicable to the revised design.

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
3.11 Public Services and Utilities	This chapter of the MRF/TS EIR (pages 3.11-1 through 3.11-18) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. The project's proposed revisions would not increase the need for public services such as police or fire, as it would not increase total operations (i.e., throughput, number of employees, or truck trips). Also, although the square footage would be increased marginally (± 7%), that increase would not, in and of itself, generate the need for additional public services because the operational characteristics of the Proposed Project are unchanged. Likewise, although public utilities, including energy use and water use, may be increased with the additional square footage, the overall usage of such utilities would only increase incrementally. However, because the operational characteristics of the Proposed Project are unchanged, which would be the source of such use, any increase would be minimal. That incremental increase would not trigger a new significant impact or increase the severity of a previously identified significant impact.
3.12 Traffic Generation and Circulation	This chapter of the MRF/TS EIR (pages 3.12-1 through 3.12-101) remains accurate, and is updated in **Section 2.2 (below)** of this *Addendum No. 1 to the MRF/TS EIR* to assess the revised internal site circulation and driveway access and egress for traffic entering and exiting the site on Arrow Highway. The increased number of truck trips required to accomplish the revised grading plans – averaging 73 per day over a 30-day grading period – does not result in any significant traffic impact or significant increase in the severity of traffic impacts, and is a minor increase relative to the operational daily trips for the Proposed Project. Aside from the minor revisions to on-site circulation and access, the revised site plan would

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
	not result in an increase in traffic as it would not increase either truck or employee trips. Also, while there would be minor revisions to site access, the ultimate location of access is largely consistent with the originally proposed project. Thus, the access changes would not change the trip distribution assumptions of the EIR such that truck or employee trips would be distributed to intersections differently that what was analyzed in the EIR. The conclusions of the EIR remain valid and unchanged with respect to these revisions. The traffic control improvements and revised site access would not increase traffic impacts, and are consistent with previously proposed improvements. As discussed above, off-site traffic conditions remain unchanged from those analyzed in the EIR, and the mitigation measures for off-site traffic impacts recommended in the EIR and adopted by the City in its approval of the MMRP (MM T-1 – T-5) are equally applicable to the revised design, with the exception of minor revisions to MM T-6.
3.13 Water Quality and Hydrology	This chapter of the MRF/TS EIR (pages 3.13-1 through 3.13-18) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The disturbance area and impervious surfacing of the Project site is not changed from that analyzed in the EIR, and the mitigation measure for protection of water quality recommended in the EIR and adopted by the City in its approval of the MMRP (MM WQ-1) is equally applicable to the revised design.
4.0 Mandatory CEQA Considerations	This chapter of the MRF/TS EIR (pages 4.0-1 through 4.0-8) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR.* The proposed site plan adjustments do not increase any significant unavoidable impacts or cumulative effects different from those addressed in the EIR.

TABLE 2.1
REVIEW OF EIR IMPACT ANALYSES AND PROPOSED SITE PLAN CHANGES

MRF/TS EIR CHAPTER	IMPACT ANALYSIS
5.0 Alternatives to the Proposed Project	This chapter of the MRF/TS EIR (pages 5.0-1 through 5.0-34) remains accurate and is unchanged by the proposed site plan changes addressed in this *Addendum No. 1 to the MRF/TS EIR*. The proposed site plan changes are final design adjustments intended to improve efficiency of the MRF/TS for this particular site, and constitute a refinement to the project design evaluated in the EIR, rather than an alternative project.

2.1 UPDATED AIR QUALITY ASSESSMENT – CONSTRUCTION AND OPERATIONAL EMISSIONS

The updated air quality assessment was prepared by The RCH Group, and is the same consulting team that assisted the City of Irwindale in preparation of air quality assessment presented in the MRF/TS EIR. Their technical assessment of changes for the increased grading during the construction period is presented herein.

Grading for the reconfigured tunnel will increase from that assessed in the EIR, with an added 17,400 cubic yards of imported material. This change results in 4,050 total trips during the 30-day grading period. This is approximately 73 more daily trips (during a 30-day period) than were assumed in the EIR.

As shown in Tables 2.2 and 2.3 below, construction emissions have been recalculated to account for these extra trips. The revised grading operations do not cause any SCAQMD threshold to be exceeded with implementation of the prescribed mitigation measures. Also, the increase in trucks would not result in the exceedance of any AAQS during the construction phase.

The increase in trucks would also not result in a new significant impact with respect to the project's Health Risk Assessment (HRA). The EIR concluded that construction activities would result in a maximum incremental cancer risk that was far less than the SCAQMD significance threshold of 10 in one million. (EIR at 3.3-56.) The short-term increase in grading trucks would not result in an exceedance of the threshold because: 1) the increase is extremely short-term (30-days), and 2) represents only a 10% increase in overall construction activities, and less than 1% of operational activities. All air quality mitigation measures recommended in the EIR and adopted by the City in its approval of the MMRP (MM AQ-1 through MM AQ-21) are equally applicable to the revised design.

Table 2.2:
Estimated Worst Case Daily Unmitigated Emissions from Project Construction (Pounds per Day)

Construction Year	ROG	NOx	CO	PM_{10}	$PM_{2.5}$	SO_2
2017	9.7	**123**	84.4	21.4	12.8	0.1
Significant (Yes or No)?	No	No	No	No	No	No
2018	**289**	33.7	32.1	3.8	2.4	0.1
Significant (Yes or No)?	**Yes**	**Yes**	No	No	No	No
SCAQMD Thresholds of Significance	75	100	550	150	55	150

NOTE: Values in **bold** are in excess of the applicable SCAQMD significance threshold.

SOURCE: RCH Group, 2017

Table 2.3
Estimated Worst Case Daily Mitigated Emissions From Project Construction (Pounds Per Day)

Construction Year	ROG	NOx	CO	PM_{10}	$PM_{2.5}$	SO_2
2017	4.8	95.0	71.5	7.9	4.7	0.1
Significant (Yes or No)?	No	No	No	No	No	No
2018	11.8	28.6	31.5	2.7	1.4	0.1
Significant (Yes or No)?	No	No	No	No	No	No
SCAQMD Thresholds of Significance	75	100	550	150	55	150

NOTE: Values in **bold** are in excess of the applicable SCAQMD significance threshold.

SOURCE: RCH Group, 2017

Would Project-related construction and operational activities potentially cause an exceedance of the Ambient Air Quality Standards for Criteria Pollutants?

For construction, the CO impacts including background concentrations are 3.1 and 1.4 ppm for the 1-hour and 8-hour averaging periods, respectively; well below the thresholds of 20 and 9 ppm, respectively. For construction, the NO_2 impacts including background concentrations are 0.15 (an increase from 0.14) and 0.02 ppm for the 1-hour and annual averaging periods, respectively; well below the thresholds of 0.18 and 0.03 ppm, respectively. The SO_2 impacts are less than 0.01 ppm as a result of ultra-low sulfur diesel. Diesel fuel does not contain lead emissions and gasoline fuel is unleaded.

The project construction incremental PM_{10} impacts are 2.9 (an increase from 2.8) for 24-hour impact and 0.3 $\mu g/m^3$ for annual impacts. The project construction incremental $PM_{2.5}$ impacts are 1.8 (an increase from 1.7) $\mu g/m^3$ for 24-hour impacts. The impacts for 24-hour PM_{10} and $PM_{2.5}$ are well below the 24-hour threshold of 10.4 $\mu g/m^3$ and the annual PM_{10} impacts are well below the annual threshold of 1.0 $\mu g/m^3$.

MM AQ-1 through MM AQ-11 would further reduce the construction impacts. For example, the NO_2 impacts including background concentrations are 0.14 (an increase from 0.13) and 0.02 ppm for the 1-hour and annual averaging periods, respectively. The project construction incremental PM_{10} impacts are 1.8 (an increase from 1.7) for 24-hour impact and 0.2 $\mu g/m^3$ for annual impacts. The project construction incremental $PM_{2.5}$ impacts are 1.0 (an increase from 0.9) $\mu g/m^3$ for 24-hour impacts.

Would Project operational activities expose sensitive receptors to substantial concentrations of toxic air contaminants (TACs)?

During construction activities, the maximum incremental cancer risks from all trucks using the MRF/TS and the service station would be 0.2 (residential adult receptor), 2.3 (residential child receptor), and less than 0.1 (school children receptor) cancers per million, which are less than the SCAQMD significance threshold of 10 in one million. The additional grading would not change these values.

Would the Project conflict with implementation of state goals for reducing greenhouse gas emissions?

Finally, the increase in construction truck trips would incrementally increase GHG emissions from construction. However, because the operational characteristic of the project would not change, the primary activities associated with GHG emissions would not be increased. Moreover, MM AQ-22 is still applicable to the project and requires that the Project Applicant purchase verifiable and certified GHG off-set credits sufficient to off-set the GHG emissions of the project.

The construction emissions associated with the Proposed Project at 32,400 cubic yards of material import during grading would be approximately 1,035 metric tons of CO_2e, an increase of 95 metric tons of CO_2e compared to the 940 metric tons of CO_2e estimated in the RDEIR for 15,000 cubic yards of material export. This would be an increase of approximately 3 metric tons of CO_2e per year when amortized over the life of the project (assumed to be 30 years in the RDEIR). MM AQ-22 is still applicable and the Project Applicant would need to purchase an additional 95 metric tons of CO_2e offset credits over the lifetime of the Proposed Project.

2.2 UPDATED TRAFFIC CIRCULATION ASSESSMENT – ON-SITE INGRESS AND EGRESS

The updated assessment of on-site traffic circulation was prepared by Urban Crossroads, Inc., and is the same consulting team that assisted the City of Irwindale in preparation of Traffic Impact Assessment (TIA) presented in the MRF/TS EIR. Their technical memo is presented in its original form in Appendix A to this Addendum No. 1. This focused assessment is provided as a supplement to Athens-Irwindale Materials Recovery Facility and Transfer Station Updated Traffic Impact Analysis (Urban Crossroads, Inc. March 17, 2016). With the modified site plan recently submitted to the City as a part of its final design and entitlements package, the facility's capacity is unchanged, and traffic volumes and routing offsite remain the same, and therefore Project trip generation has not been re-examined for this analysis.

2.1.1 REVISED SITE PLAN

The site plan adjustments to building footprints and total square footage include a single building with all components of the MRF/TS including the administrative offices, a shorter tunnel now with an east-west orientation, shifted convenience store to the southeastern corner of the site, modified driveway locations for ingress and egress from Arrow Highway, and rearranged parking between the perimeter and main building. The main circulation changes are summarized as follows:

- The overall circulation of the project has remained similar to the DEIR Site Plan. All commercial traffic and visitor traffic enters and exits from Arrow Highway.
- As with the DEIR Site Plan, employee traffic primarily enters and exits from the intersection at Live Oak Avenue and Baldwin Park Boulevard.
- An employee parking area has been added along Arrow Highway.
- Driveway 1 has shifted approximately 300 feet south on Arrow Highway accounting for the relocated convenience store and administration building.
- Driveway 2 remains in the same location on Arrow Highway at the northeastern end of the site, and includes a trucks only ingress lane and a second entrance with ingress and egress for the employee parking lot only.
- Driveway 3 remains in the same location on Live Oak Avenue for access to employee parking only.
- Driveway 4 has shifted approximately 125 feet south on Arrow Highway and provides access to employee parking only.
- Driveway 5 has been added approximately 150 feet south of Driveway 1 and approximately 450 feet north of the Arrow Highway / Live Oak Avenue intersection providing ingress and egress for the relocated convenience store.

This evaluation focuses on changes in site access conditions resulting from these site plan changes. Exhibit A highlights the modified driveway locations for ingress and egress from Arrow Highway with the proposed revised site plan.

Exhibit B illustrates the proposed revised Access and On-Site Circulation for the Project with notes in text boxes added for this assessment. Primary access for transfer trucks to and from the project site would be from Arrow Highway, and directed towards Interstate 605 for regional transport, utilizing City of Irwindale roadways. Two additional access points to the south from Live Oak Avenue will serve for employees, visitors and Fire Department access only. Site access into the Fueling Facility/Convenience Store area would be located on Arrow Highway. As shown in Exhibit B, Driveway 1 will provide full access to the MRF/TS facility for trucks and other vehicles accessing parking lots, (not including the convenience store). Driveway 2 has two components, the northernmost driveway is proposed as an entrance only for trucks and the

second access is parking lot access for passenger cars (i.e. – employee and visitor traffic). Driveway 4, located south of Driveway 2, should be limited to right-in/right-out only access. Driveway 5 is right in / right out access for the convenience store/fueling facility in conjunction with internal connectivity to Driveway 1.

2.1.2 PROJECT DRIVEWAY TRIP DISTRIBUTION

The following discussion explains the updated traffic assessment for the proposed internal circulation design changes, and related minor shifts in driveway locations. Off-site distribution patterns and traffic volumes are not changed in any way by the internal circulation changes, and other than the driveway locations being shifted for improved efficiency, all ingress and egress to and from the site remains exactly as described in the EIR.

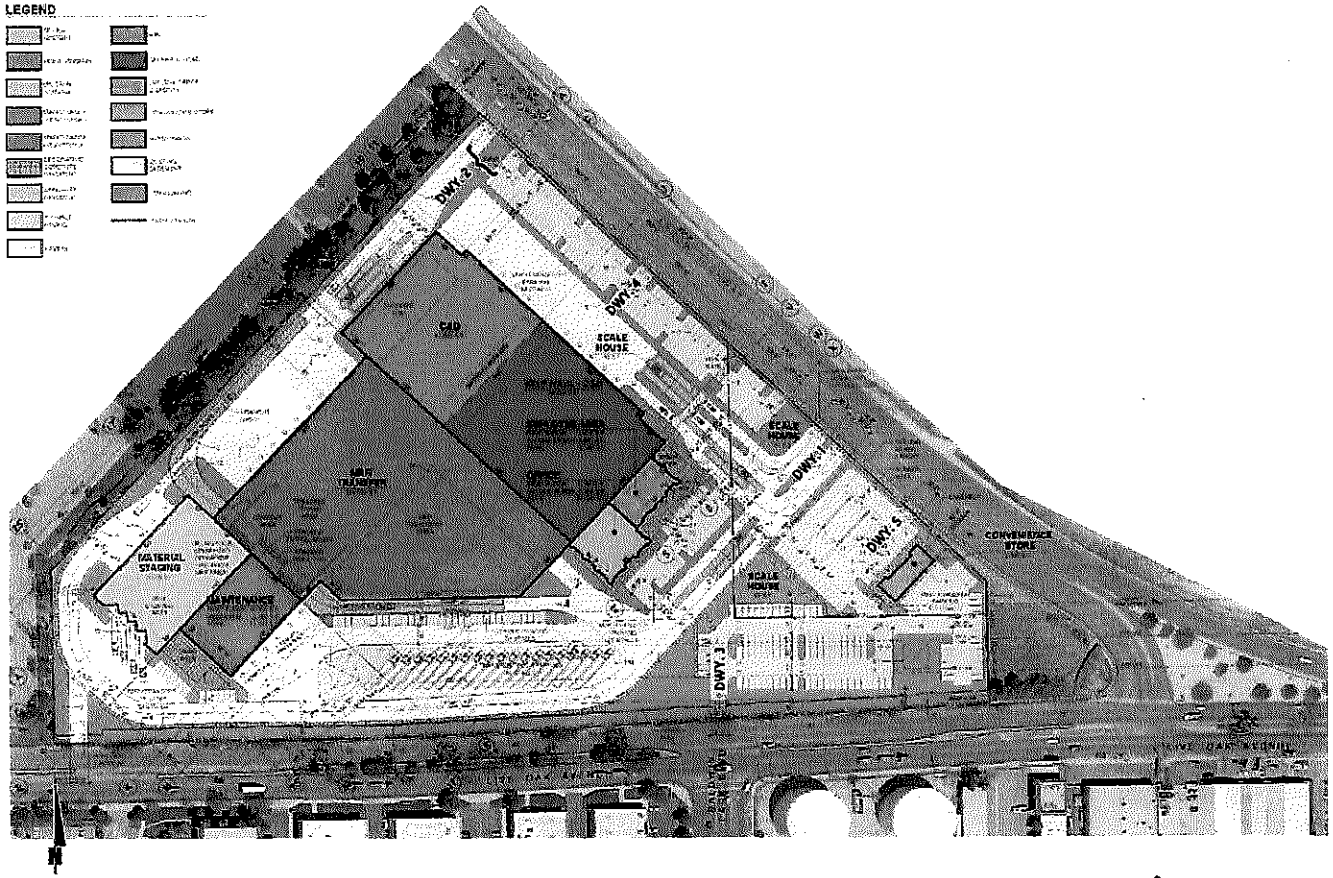
The trip distribution anticipated for the Collection Trucks and Roll-Off Trucks represent the traffic pattern for trucks/vehicles bringing commodities into the site for processing (see Exhibit C in Appendix A).

The self-haul/contractor trucks are proposed to utilize Driveway 1. The trip distribution anticipated for the "Self-Haul/Contractor" vehicles represent the traffic pattern for trucks/vehicles bringing commodities into the site for processing (see Exhibit D n Appendix A).

Transfer trucks are proposed to utilize Driveway 2 for entering the site and Driveway 1 for exiting the site (see Exhibit E in Appendix A). The trip distribution anticipated for the Transfer Trucks represents the traffic pattern for trucks bringing materials out of the site to be transferred to compost facilities in Victorville or to the ports of Los Angeles and Long Beach for overseas shipping to recycling plants. As described in the EIR, unrecoverable materials would be transported to one of several landfills in Los Angeles County, Riverside County, or Tulare County.

Three employee parking areas are shown, with employees proposed to utilize Driveways 1, 2, 3, and 4 (see Exhibit F in Appendix A). The "Convenience Store / Fueling Facility" trip distribution patterns will utilize driveways 1 and 5. Consistent with the EIR Traffic Impact Assessment, twenty percent (20%) of the Convenience Store / Fueling Facility traffic is anticipated to be captured within the project site (see Exhibit G in Appendix A).

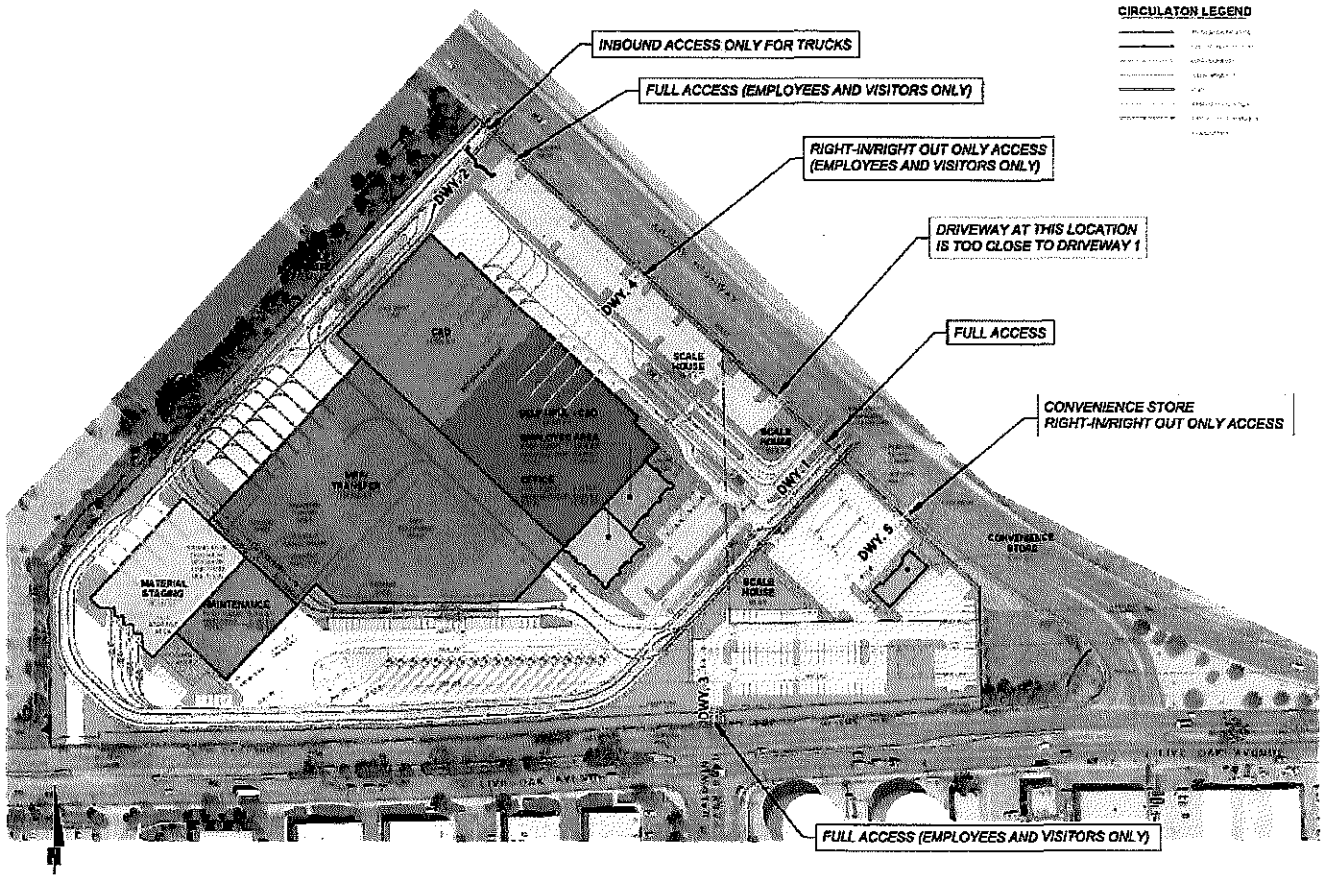
EXHIBIT A: SITE ACCESS RECOMMENDATIONS



10910-001.dwg

URBAN CROSSROADS

EXHIBIT B: ACCESS AND ON-SITE CIRCULATION



2.1.3 PROJECT RECOMMENDATIONS

Urban Crossroads reviewed the proposed minor revisions to the project, including the proposed driveway locations and orientations, and made improvement recommendations to ensure there would be no conflict with existing roadways, and thus no significant impact, consistent with the conclusions of the Final EIR.

The improvements identified in the mitigation measures below are unchanged from the Final EIR, and the mitigation measures shall remain the same. As determined by Urban Crossroads, mitigation measure MM T-6 requires revisions because the convenience store was moved from its original location to the southeast of the project site.

MM T-3
Arrow Highway (NS) / Driveway 1 (EW) – Install a traffic signal and construct the intersection with the following geometrics:

- Northbound Approach: One left turn lane (two way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One left turn lane and one right turn lane.
- Westbound Approach: N/A

MM T-4
Arrow Highway (NS) / Driveway 2 (EW) – Install stop control on the eastbound approach and construct the intersection with the following geometrics:

- Northbound Approach: One left turn lane (two way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

MM T-5
Driveway 3 - Baldwin Park Boulevard (NS) / Live Oak Avenue (EW) – Modify traffic signal to include Project Driveway 3 (north leg) and construct the intersection with the following geometrics:

- Northbound Approach: Two left turn lanes and one shared through-right turn lane.
- Southbound Approach: One left turn lane and one shared through-right turn lane.
- Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
- Westbound Approach: One left turn lane, two through lanes, and one right turn lane.

The revised project includes slight changes at Driveways 4 and 5, both of which occur along Arrow Highway, as a result of the relocation of the convenience store. MM T-6 previously identified improvements that would mitigate the potential impact of conflicting turning movements in the vicinity of Driveway 1, which lies between Driveways 4 and 5. MM T-6 is revised to reflect the proposed project revisions.

MM T-6

Arrow Highway (NS) / Driveway 4 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

Arrow Highway (NS) / Driveway 5 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

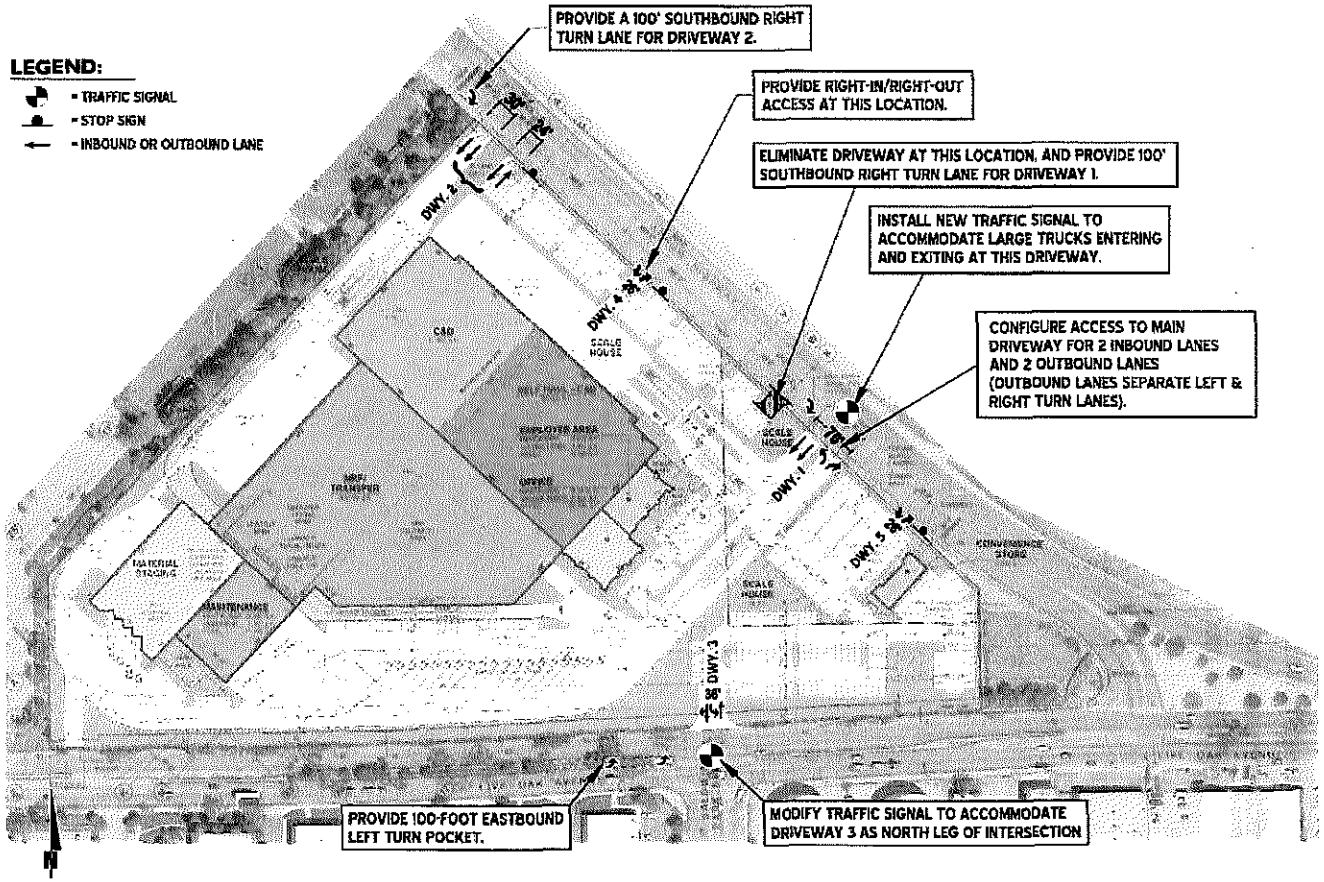
- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site. Sight distance at the project driveways should be reviewed with respect to standard Caltrans and City of Irwindale sight distance standards at the time of preparation of final grading, landscape and street improvement plans. The improvements identified above would ensure that the revised project would not result in new significant impacts or increase the severity of a previously identified significant impact.

2.1.4 Conclusions Regarding Proposed Traffic Circulation Revisions

The recommended project site revisions provide for safe and efficient access conditions, and accommodate the internal circulation activities associated with the MRF/TS project. Implementation of the revised site plan would not conflict with adopted policies, plans, or programs that would result in a decrease of the performance or safety of public transit, bicycle, or pedestrian facilities. These revisions are not substantial and would not increase the significance of a previously identified impact or result in a new significant impact. Impacts are considered less than significant and no additional mitigation measures are required.

EXHIBIT L: SITE ACCESS RECOMMENDATIONS



3.0 CONCLUSIONS

The proposed action is within the scope of the MRF/TS EIR and this Addendum No. 1 fulfills the CEQA review necessary for the City's consideration and decision-making regarding the proposed site plan revisions. Based upon the foregoing analysis and recommended minor modifications to the site's ingress and egress driveways from Arrow Highway, the proposed site plan adjustments are not substantial, and are determined to be consistent with the description of the environmental setting, environmental impacts and mitigation measures as set forth in the originally certified MRF/TS EIR (June 8, 2016).

None of the conditions described in State CEQA Guidelines §15162 calling for the preparation of a subsequent EIR have occurred, and therefore CEQA §15164 applies. All applicable and relevant mitigation measures to the MRF/TS plan that were included in the MRF/TS EIR are incorporated by reference herein and are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the MRF/TS EIR (refer to Chapter 9.0 – Mitigation Monitoring and Reporting Program). As discussed above, mitigation measures for traffic improvements will ensure that no significant impacts occur with respect to the location and orientation of the project's driveways. These mitigation measures will be included in the project's MMRP. No further environmental review is required.

Because the revisions to the Project are not substantial and there are no new or substantially more severe impacts, the Addendum need not be circulated for public review. However, the City shall make the Addendum available to the public and consider it in conjunction with all of the associated documents in the record as a part of making its decision whether to approve the final site plan. No formal noticing or recirculation of the MRF/TS EIR is required since conditions permitting adoption of an Addendum are satisfied. Prior to the City making its final decision regarding Project approval, this Addendum will be inserted as a part of the MRF/TS EIR (State CEQA Guidelines §15164(c) and (d)).

This *Addendum No. 1* to the MRF/TS Project Environmental Impact Report and the complete 2016 EIR are available for review during normal business hours at the Irwindale City Hall: 5050 Irwindale Boulevard, Irwindale, California 91706.

4.0 REFERENCES

On-File with the City of Irwindale Community Development:

Irwindale Materials Recovery Facility and Transfer Station, Final Environmental Impact Report, State Clearinghouse No. 2013051029 (certified by the City of Irwindale City Council on June 8, 2016).

Athens Services, land use entitlement application packet submitted to the City on October 16, 2016 based on the approved DDA and EIR certified on June 8, 2016 entitled:
Project: Development of the Irwindale Materials Recovery Facility and Transfer Station project (MRF/TS), a 265,382 SF materials recovery facility and transfer station, and a 2,587 SF convenience store/fueling station, including:

- *General Plan Amendment No. 02-2016 (GP map change from commercial to commercial/industrial land use);*
- *Zoning Ordinance Amendment No. 04-2016 (Zoning text change to allow a MRF/TS use as a permitted land use in the M-2 zone with approval of a development agreement, and to revise the distance requirements for the sale of alcoholic beverages);*
- *Conditional Use Permit 08-2016 (for the sale of alcoholic beverages and the gas station);*
- *Site Plan and Design Review (DA) No. 06-2016 (for the site layout plan and design approval);*
- *Development Agreement No. 02-2016; and*
- *Franchise and Facility Operations Agreement.*

Appendix A

Air Quality Technical Documentation: CalEEMod Output Files

Appendix AQ

CalEEMod Output Files

- Annual Unmitigated
- Summer Unmitigated
- Winter Unmitigated
- Annual Mitigated
- Summer Mitigated
- Winter Mitigated

Irwindale MRF

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5899	770.5899	0.1136	0.0000	772.9744
2016	3.1091	1.7823	1.6556	2.8100e-003	0.0828	0.1078	0.1906	0.0223	0.1011	0.1234	0.0000	242.6902	242.6902	0.0376	0.0000	243.4798
Total	**3.8014**	**8.0276**	**6.8904**	**0.0114**	**0.5178**	**0.4383**	**0.9560**	**0.1835**	**0.4098**	**0.5933**	**0.0000**	**1,013.2800**	**1,013.2800**	**0.1512**	**0.0000**	**1,016.4542**

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					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5894	770.5894	0.1136	0.0000	772.9739
2016	3.1091	1.7823	1.6556	2.8100e-003	0.0828	0.1078	0.1906	0.0223	0.1011	0.1234	0.0000	242.6900	242.6900	0.0376	0.0000	243.4797
Total	**3.8014**	**8.0276**	**6.8904**	**0.0114**	**0.5178**	**0.4383**	**0.9560**	**0.1835**	**0.4098**	**0.5933**	**0.0000**	**1,013.2794**	**1,013.2794**	**0.1512**	**0.0000**	**1,016.4536**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8588	0.0457	282.9847
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7148**	**0.0584**	**3,610.4941**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8585	0.0456	282.9560
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7144**	**0.0584**	**3,610.4654**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.12	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	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4413**	**37.4413**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4412	37.4412	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4412**	**37.4412**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

3.3 Site Preparation - 2015

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6506	18.6506	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6506**	**18.6506**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6505	18.6505	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6505**	**18.6505**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

3.4 Grading - 2015

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2633	88.2633	0.0264	0.0000	88.8167
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2633**	**88.2633**	**0.0264**	**0.0000**	**88.8167**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2632	88.2632	0.0264	0.0000	88.8166
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2632**	**88.2632**	**0.0264**	**0.0000**	**88.8166**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

3.5 Building Construction - 2015

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2143	245.2143	0.0615	0.0000	246.5063
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2143**	**245.2143**	**0.0615**	**0.0000**	**246.5063**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2140	245.2140	0.0615	0.0000	246.5060
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2140**	**245.2140**	**0.0615**	**0.0000**	**246.5060**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	tons/yr										MT/yr					
Off-Road	0.1533	1.2828	0.8328	1.2100e-003		0.0885	0.0885		0.0832	0.0832	0.0000	108.9691	108.9691	0.0270	0.0000	109.5367
Total	**0.1533**	**1.2828**	**0.8328**	**1.2100e-003**		**0.0885**	**0.0885**		**0.0832**	**0.0832**	**0.0000**	**108.9691**	**108.9691**	**0.0270**	**0.0000**	**109.5367**

3.5 Building Construction - 2016

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	0.0200	0.2043	0.2622	4.9000e-004	0.0138	3.1900e-003	0.0170	3.9500e-003	2.9300e-003	6.8800e-003	0.0000	44.3811	44.3811	3.2000e-004	0.0000	44.3879
Worker	0.0231	0.0339	0.3528	7.8000e-004	0.0632	5.4000e-004	0.0637	0.0168	4.9000e-004	0.0173	0.0000	59.2069	59.2069	3.1900e-003	0.0000	59.2738
Total	**0.0431**	**0.2382**	**0.6150**	**1.2700e-003**	**0.0770**	**3.7300e-003**	**0.0808**	**0.0207**	**3.4200e-003**	**0.0242**	**0.0000**	**103.5880**	**103.5880**	**3.5100e-003**	**0.0000**	**103.6617**

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	0.1533	1.2828	0.8328	1.2100e-003		0.0885	0.0885		0.0832	0.0832	0.0000	108.9690	108.9690	0.0270	0.0000	109.5365
Total	**0.1533**	**1.2828**	**0.8328**	**1.2100e-003**		**0.0885**	**0.0885**		**0.0832**	**0.0832**	**0.0000**	**108.9690**	**108.9690**	**0.0270**	**0.0000**	**109.5365**

3.5 Building Construction - 2016

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	0.0200	0.2043	0.2622	4.9000e-004	0.0138	3.1900e-003	0.0170	3.9500e-003	2.9300e-003	6.8800e-003	0.0000	44.3811	44.3811	3.2000e-004	0.0000	44.3879
Worker	0.0231	0.0339	0.3528	7.8000e-004	0.0632	5.4000e-004	0.0637	0.0168	4.9000e-004	0.0173	0.0000	59.2069	59.2069	3.1900e-003	0.0000	59.2738
Total	**0.0431**	**0.2382**	**0.6150**	**1.2700e-003**	**0.0770**	**3.7300e-003**	**0.0808**	**0.0207**	**3.4200e-003**	**0.0242**	**0.0000**	**103.5880**	**103.5880**	**3.5100e-003**	**0.0000**	**103.6617**

3.6 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	tons/yr										MT/yr					
Off-Road	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

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	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

3.7 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	tons/yr										MT/yr					
Archit. Coating	2.8826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3400e-003	0.0344	0.0273	4.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	3.7022	3.7022	4.4000e-004	0.0000	3.7114
Total	**2.8880**	**0.0344**	**0.0273**	**4.0000e-005**		**2.8500e-003**	**2.8500e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**3.7022**	**3.7022**	**4.4000e-004**	**0.0000**	**3.7114**

3.7 Architectural Coating - 2016

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	1.5100e-003	2.2200e-003	0.0231	5.0000e-005	4.1400e-003	4.0000e-005	4.1700e-003	1.1000e-003	3.0000e-005	1.1300e-003	0.0000	3.8752	3.8752	2.1000e-004	0.0000	3.8796
Total	**1.5100e-003**	**2.2200e-003**	**0.0231**	**5.0000e-005**	**4.1400e-003**	**4.0000e-005**	**4.1700e-003**	**1.1000e-003**	**3.0000e-005**	**1.1300e-003**	**0.0000**	**3.8752**	**3.8752**	**2.1000e-004**	**0.0000**	**3.8796**

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	2.8826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3400e-003	0.0344	0.0273	4.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	3.7022	3.7022	4.4000e-004	0.0000	3.7114
Total	**2.8880**	**0.0344**	**0.0273**	**4.0000e-005**		**2.8500e-003**	**2.8500e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**3.7022**	**3.7022**	**4.4000e-004**	**0.0000**	**3.7114**

3.7 Architectural Coating - 2016

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	1.5100e-003	2.2200e-003	0.0231	5.0000e-005	4.1400e-003	4.0000e-005	4.1700e-003	1.1000e-003	3.0000e-005	1.1300e-003	0.0000	3.8752	3.8752	2.1000e-004	0.0000	3.8796
Total	**1.5100e-003**	**2.2200e-003**	**0.0231**	**5.0000e-005**	**4.1400e-003**	**4.0000e-005**	**4.1700e-003**	**1.1000e-003**	**3.0000e-005**	**1.1300e-003**	**0.0000**	**3.8752**	**3.8752**	**2.1000e-004**	**0.0000**	**3.8796**

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	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Unmitigated	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	868.6983	868.6983	0.0399	8.2600e-003	872.0979
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	868.6983	868.6983	0.0399	8.2600e-003	872.0979
NaturalGas Mitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525
NaturalGas Unmitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525

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	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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					
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Convenience Market With Gas Pumps	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Unmitigated	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	229.7912	1.8585	0.0456	282.9560
Unmitigated	229.7912	1.8588	0.0457	282.9847

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2281
Manufacturing	56.5684 / 0	228.7304	1.8530	0.0455	281.7566
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8588**	**0.0457**	**282.9847**

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2280
Manufacturing	56.5684 / 0	228.7304	1.8526	0.0455	281.7280
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8584**	**0.0456**	**282.9560**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	63.0307	3.7250	0.0000	141.2559
Unmitigated	63.0307	3.7250	0.0000	141.2559

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5899	770.5899	0.1136	0.0000	772.9744
2016	0.3593	1.9231	1.7847	3.0300e-003	0.0892	0.1161	0.2053	0.0240	0.1089	0.1329	0.0000	261.5943	261.5943	0.0405	0.0000	262.4438
Total	**1.0516**	**8.1683**	**7.0195**	**0.0116**	**0.5242**	**0.4466**	**0.9708**	**0.1853**	**0.4175**	**0.6028**	**0.0000**	**1,032.184 1**	**1,032.184 1**	**0.1540**	**0.0000**	**1,035.418 2**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.3073	4.9023	4.7437	8.6100e-003	0.2950	0.1462	0.4412	0.0959	0.1445	0.2404	0.0000	770.5894	770.5894	0.1136	0.0000	772.9739
2016	0.2297	1.6463	1.7711	3.0300e-003	0.0892	0.0563	0.1455	0.0240	0.0559	0.0799	0.0000	261.5941	261.5941	0.0405	0.0000	262.4437
Total	**0.5371**	**6.5486**	**6.5148**	**0.0116**	**0.3843**	**0.2025**	**0.5867**	**0.1199**	**0.2004**	**0.3203**	**0.0000**	**1,032.183 5**	**1,032.183 5**	**0.1540**	**0.0000**	**1,035.417 6**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	48.93	19.83	7.19	0.00	26.69	54.67	39.56	35.29	51.99	46.86	0.00	0.00	0.00	0.00	0.00	0.00

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8588	0.0457	282.9847
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7148**	**0.0584**	**3,610.4941**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8585	0.0456	282.9560
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7144**	**0.0584**	**3,610.4654**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.12	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	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4413**	**37.4413**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

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	0.0129	0.3347	0.2527	4.0000e-004		9.3400e-003	9.3400e-003		9.3400e-003	9.3400e-003	0.0000	37.4412	37.4412	0.0102	0.0000	37.6544
Total	**0.0129**	**0.3347**	**0.2527**	**4.0000e-004**		**9.3400e-003**	**9.3400e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**37.4412**	**37.4412**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

3.3 Site Preparation - 2015

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6506	18.6506	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6506**	**18.6506**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

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					0.0335	0.0000	0.0335	0.0184	0.0000	0.0184	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1500e-003	0.1721	0.1170	2.0000e-004		4.8100e-003	4.8100e-003		4.8100e-003	4.8100e-003	0.0000	18.6505	18.6505	5.5700e-003	0.0000	18.7675
Total	**6.1500e-003**	**0.1721**	**0.1170**	**2.0000e-004**	**0.0335**	**4.8100e-003**	**0.0383**	**0.0184**	**4.8100e-003**	**0.0232**	**0.0000**	**18.6505**	**18.6505**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

3.4 Grading - 2015

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2633	88.2633	0.0264	0.0000	88.8167
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2633**	**88.2633**	**0.0264**	**0.0000**	**88.8167**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

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					0.0489	0.0000	0.0489	0.0201	0.0000	0.0201	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0284	0.7642	0.5692	9.3000e-004		0.0207	0.0207		0.0207	0.0207	0.0000	88.2632	88.2632	0.0264	0.0000	88.8166
Total	**0.0284**	**0.7642**	**0.5692**	**9.3000e-004**	**0.0489**	**0.0207**	**0.0696**	**0.0201**	**0.0207**	**0.0408**	**0.0000**	**88.2632**	**88.2632**	**0.0264**	**0.0000**	**88.8166**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

3.5 Building Construction - 2015

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2143	245.2143	0.0615	0.0000	246.5063
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2143**	**245.2143**	**0.0615**	**0.0000**	**246.5063**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	0.1084	2.3579	1.7905	2.7000e-003		0.0906	0.0906		0.0906	0.0906	0.0000	245.2140	245.2140	0.0615	0.0000	246.5060
Total	**0.1084**	**2.3579**	**1.7905**	**2.7000e-003**		**0.0906**	**0.0906**		**0.0906**	**0.0906**	**0.0000**	**245.2140**	**245.2140**	**0.0615**	**0.0000**	**246.5060**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	tons/yr										MT/yr					
Off-Road	0.1686	1.4111	0.9161	1.3300e-003		0.0974	0.0974		0.0915	0.0915	0.0000	119.8660	119.8660	0.0297	0.0000	120.4903
Total	**0.1686**	**1.4111**	**0.9161**	**1.3300e-003**		**0.0974**	**0.0974**		**0.0915**	**0.0915**	**0.0000**	**119.8660**	**119.8660**	**0.0297**	**0.0000**	**120.4903**

3.5 Building Construction - 2016

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	0.0220	0.2247	0.2884	5.4000e-004	0.0152	3.5100e-003	0.0187	4.3500e-003	3.2200e-003	7.5700e-003	0.0000	48.8192	48.8192	3.6000e-004	0.0000	48.8266
Worker	0.0254	0.0373	0.3881	8.5000e-004	0.0695	5.9000e-004	0.0701	0.0185	5.4000e-004	0.0190	0.0000	65.1276	65.1276	3.5100e-003	0.0000	65.2012
Total	**0.0474**	**0.2620**	**0.6765**	**1.3900e-003**	**0.0847**	**4.1000e-003**	**0.0888**	**0.0228**	**3.7600e-003**	**0.0266**	**0.0000**	**113.9468**	**113.9468**	**3.8700e-003**	**0.0000**	**114.0279**

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	0.0534	1.1613	0.8819	1.3300e-003		0.0446	0.0446		0.0446	0.0446	0.0000	119.8659	119.8659	0.0297	0.0000	120.4902
Total	**0.0534**	**1.1613**	**0.8819**	**1.3300e-003**		**0.0446**	**0.0446**		**0.0446**	**0.0446**	**0.0000**	**119.8659**	**119.8659**	**0.0297**	**0.0000**	**120.4902**

3.5 Building Construction - 2016

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	0.0220	0.2247	0.2884	5.4000e-004	0.0152	3.5100e-003	0.0187	4.3500e-003	3.2200e-003	7.5700e-003	0.0000	48.8192	48.8192	3.6000e-004	0.0000	48.8266
Worker	0.0254	0.0373	0.3881	8.5000e-004	0.0695	5.9000e-004	0.0701	0.0185	5.4000e-004	0.0190	0.0000	65.1276	65.1276	3.5100e-003	0.0000	65.2012
Total	**0.0474**	**0.2620**	**0.6765**	**1.3900e-003**	**0.0847**	**4.1000e-003**	**0.0888**	**0.0228**	**3.7600e-003**	**0.0266**	**0.0000**	**113.9468**	**113.9468**	**3.8700e-003**	**0.0000**	**114.0279**

3.6 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	tons/yr										MT/yr					
Off-Road	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

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	9.1200e-003	0.1970	0.1693	2.2000e-004		6.5400e-003	6.5400e-003		6.5400e-003	6.5400e-003	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1970**	**0.1693**	**2.2000e-004**		**6.5400e-003**	**6.5400e-003**		**6.5400e-003**	**6.5400e-003**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

3.7 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	tons/yr										MT/yr					
Archit. Coating	0.1153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0237	0.0188	3.0000e-005		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.1190**	**0.0237**	**0.0188**	**3.0000e-005**		**1.9700e-003**	**1.9700e-003**		**1.9700e-003**	**1.9700e-003**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

3.7 Architectural Coating - 2016

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	1.0400e-003	1.5300e-003	0.0159	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	2.6725	2.6725	1.4000e-004	0.0000	2.6756
Total	**1.0400e-003**	**1.5300e-003**	**0.0159**	**4.0000e-005**	**2.8500e-003**	**2.0000e-005**	**2.8800e-003**	**7.6000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.6725**	**2.6725**	**1.4000e-004**	**0.0000**	**2.6756**

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	0.1153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1400e-003	0.0235	0.0183	3.0000e-005		9.5000e-004	9.5000e-004		9.5000e-004	9.5000e-004	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.1165**	**0.0235**	**0.0183**	**3.0000e-005**		**9.5000e-004**	**9.5000e-004**		**9.5000e-004**	**9.5000e-004**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

3.7 Architectural Coating - 2016

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	1.0400e-003	1.5300e-003	0.0159	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	2.6725	2.6725	1.4000e-004	0.0000	2.6756
Total	**1.0400e-003**	**1.5300e-003**	**0.0159**	**4.0000e-005**	**2.8500e-003**	**2.0000e-005**	**2.8800e-003**	**7.6000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.6725**	**2.6725**	**1.4000e-004**	**0.0000**	**2.6756**

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	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Unmitigated	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

4.4 Fleet Mix

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	868.6983	868.6983	0.0399	8.2600e-003	872.0979
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	868.6983	868.6983	0.0399	8.2600e-003	872.0979
NaturalGas Mitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525
NaturalGas Unmitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525

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	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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					
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Convenience Market With Gas Pumps	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Unmitigated	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	229.7912	1.8585	0.0456	282.9560
Unmitigated	229.7912	1.8588	0.0457	282.9847

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2281
Manufacturing	56.5684 / 0	228.7304	1.8530	0.0455	281.7566
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8588**	**0.0457**	**282.9847**

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2280
Manufacturing	56.5684 / 0	228.7304	1.8526	0.0455	281.7280
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8584**	**0.0456**	**282.9560**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	63.0307	3.7250	0.0000	141.2559
Unmitigated	63.0307	3.7250	0.0000	141.2559

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	199.2794	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**208.7823**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

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					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	199.2794	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**208.7823**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

3.7 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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Unmitigated	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	12.0073	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**21.5101**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

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					
2015	4.6199	93.4024	67.7793	0.1644	6.8948	2.1032	7.9368	3.7327	2.0451	4.6954	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	11.7527	28.4703	31.1054	0.0558	1.7432	0.9841	2.7273	0.4684	0.9774	1.4458	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**16.3726**	**121.8727**	**98.8847**	**0.2202**	**8.6380**	**3.0873**	**10.6641**	**4.2011**	**3.0225**	**6.1412**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**23.88**	**21.38**	**12.08**	**0.00**	**56.83**	**53.06**	**57.60**	**59.81**	**50.36**	**59.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

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	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**1.2905**	**33.4676**	**25.2649**	**0.0399**		**0.9338**	**0.9338**		**0.9338**	**0.9338**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

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					6.6936	0.0000	6.6936	3.6793	0.0000	3.6793			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**6.6936**	**0.9611**	**7.6546**	**3.6793**	**0.9611**	**4.6404**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

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					3.2587	0.0000	3.2587	1.3394	0.0000	1.3394			0.0000			0.0000
Off-Road	1.8922	50.9465	37.9432	0.0618		1.3783	1.3783		1.3783	1.3783	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**1.8922**	**50.9465**	**37.9432**	**0.0618**	**3.2587**	**1.3783**	**4.6370**	**1.3394**	**1.3783**	**2.7176**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

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	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0851**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

3.7 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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**11.8990**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**11.6445**	**2.3524**	**1.8324**	**2.9700e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Unmitigated	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	199.2819	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**208.9414**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

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					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	199.2819	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**208.9414**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

3.7 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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Unmitigated	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	12.0097	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**21.6692**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

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					
2015	4.7766	94.9507	71.4835	0.1640	6.8948	2.1057	7.9393	3.7327	2.0474	4.6954	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	11.7551	28.6455	31.4562	0.0546	1.7432	0.9848	2.7280	0.4684	0.9781	1.4465	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**16.5317**	**123.5962**	**102.9397**	**0.2186**	**8.6380**	**3.0905**	**10.6673**	**4.2011**	**3.0255**	**6.1419**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	23.71	21.15	11.66	0.00	56.83	53.03	57.59	59.81	50.34	59.65	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

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	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**1.2905**	**33.4676**	**25.2649**	**0.0399**		**0.9338**	**0.9338**		**0.9338**	**0.9338**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

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					6.6936	0.0000	6.6936	3.6793	0.0000	3.6793			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**6.6936**	**0.9611**	**7.6546**	**3.6793**	**0.9611**	**4.6404**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

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					3.2587	0.0000	3.2587	1.3394	0.0000	1.3394			0.0000			0.0000
Off-Road	1.8922	50.9465	37.9432	0.0618		1.3783	1.3783		1.3783	1.3783	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**1.8922**	**50.9465**	**37.9432**	**0.0618**	**3.2587**	**1.3783**	**4.6370**	**1.3394**	**1.3783**	**2.7176**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

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	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0851**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

3.7 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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**11.8990**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**11.6445**	**2.3524**	**1.8324**	**2.9700e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Unmitigated	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5899	770.5899	0.1136	0.0000	772.9744
2016	3.1091	1.7823	1.6556	2.8100e-003	0.0828	0.1078	0.1906	0.0223	0.1011	0.1234	0.0000	242.6902	242.6902	0.0376	0.0000	243.4798
Total	**3.8014**	**8.0276**	**6.8904**	**0.0114**	**0.5178**	**0.4383**	**0.9560**	**0.1835**	**0.4098**	**0.5933**	**0.0000**	**1,013.2800**	**1,013.2800**	**0.1512**	**0.0000**	**1,016.4542**

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					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5894	770.5894	0.1136	0.0000	772.9739
2016	3.1091	1.7823	1.6556	2.8100e-003	0.0828	0.1078	0.1906	0.0223	0.1011	0.1234	0.0000	242.6900	242.6900	0.0376	0.0000	243.4797
Total	**3.8014**	**8.0276**	**6.8904**	**0.0114**	**0.5178**	**0.4383**	**0.9560**	**0.1835**	**0.4098**	**0.5933**	**0.0000**	**1,013.2794**	**1,013.2794**	**0.1512**	**0.0000**	**1,016.4536**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8588	0.0457	282.9847
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7148**	**0.0584**	**3,610.4941**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8585	0.0456	282.9560
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7144**	**0.0584**	**3,610.4654**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.12	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	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4413**	**37.4413**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4412	37.4412	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4412**	**37.4412**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

3.3 Site Preparation - 2015

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6506	18.6506	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6506**	**18.6506**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6505	18.6505	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6505**	**18.6505**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

3.4 Grading - 2015

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2633	88.2633	0.0264	0.0000	88.8167
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2633**	**88.2633**	**0.0264**	**0.0000**	**88.8167**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2632	88.2632	0.0264	0.0000	88.8166
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2632**	**88.2632**	**0.0264**	**0.0000**	**88.8166**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

3.5 Building Construction - 2015

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2143	245.2143	0.0615	0.0000	246.5063
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2143**	**245.2143**	**0.0615**	**0.0000**	**246.5063**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2140	245.2140	0.0615	0.0000	246.5060
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2140**	**245.2140**	**0.0615**	**0.0000**	**246.5060**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	tons/yr										MT/yr					
Off-Road	0.1533	1.2828	0.8328	1.2100e-003		0.0885	0.0885		0.0832	0.0832	0.0000	108.9691	108.9691	0.0270	0.0000	109.5367
Total	**0.1533**	**1.2828**	**0.8328**	**1.2100e-003**		**0.0885**	**0.0885**		**0.0832**	**0.0832**	**0.0000**	**108.9691**	**108.9691**	**0.0270**	**0.0000**	**109.5367**

3.5 Building Construction - 2016

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	0.0200	0.2043	0.2622	4.9000e-004	0.0138	3.1900e-003	0.0170	3.9500e-003	2.9300e-003	6.8800e-003	0.0000	44.3811	44.3811	3.2000e-004	0.0000	44.3879
Worker	0.0231	0.0339	0.3528	7.8000e-004	0.0632	5.4000e-004	0.0637	0.0168	4.9000e-004	0.0173	0.0000	59.2069	59.2069	3.1900e-003	0.0000	59.2738
Total	**0.0431**	**0.2382**	**0.6150**	**1.2700e-003**	**0.0770**	**3.7300e-003**	**0.0808**	**0.0207**	**3.4200e-003**	**0.0242**	**0.0000**	**103.5880**	**103.5880**	**3.5100e-003**	**0.0000**	**103.6617**

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	0.1533	1.2828	0.8328	1.2100e-003		0.0885	0.0885		0.0832	0.0832	0.0000	108.9690	108.9690	0.0270	0.0000	109.5365
Total	**0.1533**	**1.2828**	**0.8328**	**1.2100e-003**		**0.0885**	**0.0885**		**0.0832**	**0.0832**	**0.0000**	**108.9690**	**108.9690**	**0.0270**	**0.0000**	**109.5365**

3.5 Building Construction - 2016

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	0.0200	0.2043	0.2622	4.9000e-004	0.0138	3.1900e-003	0.0170	3.9500e-003	2.9300e-003	6.8800e-003	0.0000	44.3811	44.3811	3.2000e-004	0.0000	44.3879
Worker	0.0231	0.0339	0.3528	7.8000e-004	0.0632	5.4000e-004	0.0637	0.0168	4.9000e-004	0.0173	0.0000	59.2069	59.2069	3.1900e-003	0.0000	59.2738
Total	**0.0431**	**0.2382**	**0.6150**	**1.2700e-003**	**0.0770**	**3.7300e-003**	**0.0808**	**0.0207**	**3.4200e-003**	**0.0242**	**0.0000**	**103.5880**	**103.5880**	**3.5100e-003**	**0.0000**	**103.6617**

3.6 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	tons/yr										MT/yr					
Off-Road	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

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	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

3.7 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	tons/yr										MT/yr					
Archit. Coating	2.8826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3400e-003	0.0344	0.0273	4.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	3.7022	3.7022	4.4000e-004	0.0000	3.7114
Total	**2.8880**	**0.0344**	**0.0273**	**4.0000e-005**		**2.8500e-003**	**2.8500e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**3.7022**	**3.7022**	**4.4000e-004**	**0.0000**	**3.7114**

3.7 Architectural Coating - 2016

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	1.5100e-003	2.2200e-003	0.0231	5.0000e-005	4.1400e-003	4.0000e-005	4.1700e-003	1.1000e-003	3.0000e-005	1.1300e-003	0.0000	3.8752	3.8752	2.1000e-004	0.0000	3.8796
Total	**1.5100e-003**	**2.2200e-003**	**0.0231**	**5.0000e-005**	**4.1400e-003**	**4.0000e-005**	**4.1700e-003**	**1.1000e-003**	**3.0000e-005**	**1.1300e-003**	**0.0000**	**3.8752**	**3.8752**	**2.1000e-004**	**0.0000**	**3.8796**

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	2.8826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3400e-003	0.0344	0.0273	4.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	3.7022	3.7022	4.4000e-004	0.0000	3.7114
Total	**2.8880**	**0.0344**	**0.0273**	**4.0000e-005**		**2.8500e-003**	**2.8500e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**3.7022**	**3.7022**	**4.4000e-004**	**0.0000**	**3.7114**

3.7 Architectural Coating - 2016

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	1.5100e-003	2.2200e-003	0.0231	5.0000e-005	4.1400e-003	4.0000e-005	4.1700e-003	1.1000e-003	3.0000e-005	1.1300e-003	0.0000	3.8752	3.8752	2.1000e-004	0.0000	3.8796
Total	**1.5100e-003**	**2.2200e-003**	**0.0231**	**5.0000e-005**	**4.1400e-003**	**4.0000e-005**	**4.1700e-003**	**1.1000e-003**	**3.0000e-005**	**1.1300e-003**	**0.0000**	**3.8752**	**3.8752**	**2.1000e-004**	**0.0000**	**3.8796**

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	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Unmitigated	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

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	868.6983	868.6983	0.0399	8.2600e-003	872.0979
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	868.6983	868.6983	0.0399	8.2600e-003	872.0979
NaturalGas Mitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525
NaturalGas Unmitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525

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	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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					
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Convenience Market With Gas Pumps	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Unmitigated	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	229.7912	1.8585	0.0456	282.9560
Unmitigated	229.7912	1.8588	0.0457	282.9847

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2281
Manufacturing	56.5684 / 0	228.7304	1.8530	0.0455	281.7566
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8588**	**0.0457**	**282.9847**

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2280
Manufacturing	56.5684 / 0	228.7304	1.8526	0.0455	281.7280
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8584**	**0.0456**	**282.9560**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	63.0307	3.7250	0.0000	141.2559
Unmitigated	63.0307	3.7250	0.0000	141.2559

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.6923	6.2452	5.2348	8.6100e-003	0.4349	0.3305	0.7654	0.1613	0.3087	0.4699	0.0000	770.5899	770.5899	0.1136	0.0000	772.9744
2016	0.3593	1.9231	1.7847	3.0300e-003	0.0892	0.1161	0.2053	0.0240	0.1089	0.1329	0.0000	261.5943	261.5943	0.0405	0.0000	262.4438
Total	**1.0516**	**8.1683**	**7.0195**	**0.0116**	**0.5242**	**0.4466**	**0.9708**	**0.1853**	**0.4175**	**0.6028**	**0.0000**	**1,032.1841**	**1,032.1841**	**0.1540**	**0.0000**	**1,035.4182**

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					
2015	0.3073	4.9023	4.7437	8.6100e-003	0.2950	0.1462	0.4412	0.0959	0.1445	0.2404	0.0000	770.5894	770.5894	0.1136	0.0000	772.9739
2016	0.2297	1.6463	1.7711	3.0300e-003	0.0892	0.0563	0.1455	0.0240	0.0559	0.0799	0.0000	261.5941	261.5941	0.0405	0.0000	262.4437
Total	**0.5371**	**6.5486**	**6.5148**	**0.0116**	**0.3843**	**0.2025**	**0.5867**	**0.1199**	**0.2004**	**0.3203**	**0.0000**	**1,032.1835**	**1,032.1835**	**0.1540**	**0.0000**	**1,035.4176**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	48.93	19.83	7.19	0.00	26.69	54.67	39.56	35.29	51.99	46.86	0.00	0.00	0.00	0.00	0.00	0.00

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8588	0.0457	282.9847
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7148**	**0.0584**	**3,610.4941**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Energy	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	1,114.4551	1,114.4551	0.0446	0.0128	1,119.3504
Mobile	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Waste						0.0000	0.0000		0.0000	0.0000	63.0307	0.0000	63.0307	3.7250	0.0000	141.2559
Water						0.0000	0.0000		0.0000	0.0000	18.0027	211.7885	229.7912	1.8585	0.0456	282.9560
Total	**2.9853**	**3.4289**	**13.9163**	**0.0281**	**1.7734**	**0.0572**	**1.8306**	**0.4745**	**0.0540**	**0.5286**	**81.0334**	**3,391.3339**	**3,472.3673**	**5.7144**	**0.0584**	**3,610.4654**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.12	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	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
Total	**0.0451**	**0.4836**	**0.3607**	**4.0000e-004**		**0.0245**	**0.0245**		**0.0229**	**0.0229**	**0.0000**	**37.4413**	**37.4413**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

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	0.0129	0.3347	0.2527	4.0000e-004		9.3400e-003	9.3400e-003		9.3400e-003	9.3400e-003	0.0000	37.4412	37.4412	0.0102	0.0000	37.6544
Total	**0.0129**	**0.3347**	**0.2527**	**4.0000e-004**		**9.3400e-003**	**9.3400e-003**		**9.3400e-003**	**9.3400e-003**	**0.0000**	**37.4412**	**37.4412**	**0.0102**	**0.0000**	**37.6544**

3.2 Demolition - 2015

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	6.7000e-004	9.8000e-004	0.0102	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5970	1.5970	9.0000e-005	0.0000	1.5989
Total	**6.7000e-004**	**9.8000e-004**	**0.0102**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5970**	**1.5970**	**9.0000e-005**	**0.0000**	**1.5989**

3.3 Site Preparation - 2015

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6506	18.6506	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6506**	**18.6506**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

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					0.0335	0.0000	0.0335	0.0184	0.0000	0.0184	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1500e-003	0.1721	0.1170	2.0000e-004		4.8100e-003	4.8100e-003		4.8100e-003	4.8100e-003	0.0000	18.6505	18.6505	5.5700e-003	0.0000	18.7675
Total	**6.1500e-003**	**0.1721**	**0.1170**	**2.0000e-004**	**0.0335**	**4.8100e-003**	**0.0383**	**0.0184**	**4.8100e-003**	**0.0232**	**0.0000**	**18.6505**	**18.6505**	**5.5700e-003**	**0.0000**	**18.7675**

3.3 Site Preparation - 2015

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	4.0000e-004	5.9000e-004	6.1000e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9582	0.9582	5.0000e-005	0.0000	0.9594
Total	**4.0000e-004**	**5.9000e-004**	**6.1000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9582**	**0.9582**	**5.0000e-005**	**0.0000**	**0.9594**

3.4 Grading - 2015

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					0.1319	0.0000	0.1319	0.0542	0.0000	0.0542	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1016	1.1857	0.7626	9.3000e-004		0.0570	0.0570		0.0525	0.0525	0.0000	88.2633	88.2633	0.0264	0.0000	88.8167
Total	**0.1016**	**1.1857**	**0.7626**	**9.3000e-004**	**0.1319**	**0.0570**	**0.1890**	**0.0542**	**0.0525**	**0.1067**	**0.0000**	**88.2633**	**88.2633**	**0.0264**	**0.0000**	**88.8167**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

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					0.0489	0.0000	0.0489	0.0201	0.0000	0.0201	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0284	0.7642	0.5692	9.3000e-004		0.0207	0.0207		0.0207	0.0207	0.0000	88.2632	88.2632	0.0264	0.0000	88.8166
Total	**0.0284**	**0.7642**	**0.5692**	**9.3000e-004**	**0.0489**	**0.0207**	**0.0696**	**0.0201**	**0.0207**	**0.0408**	**0.0000**	**88.2632**	**88.2632**	**0.0264**	**0.0000**	**88.8166**

3.4 Grading - 2015

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	0.0412	0.6694	0.4754	1.5000e-003	0.0347	0.0109	0.0456	9.5200e-003	9.9900e-003	0.0195	0.0000	138.0884	138.0884	1.1000e-003	0.0000	138.1115
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	1.3400e-003	1.9600e-003	0.0204	4.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	3.1941	3.1941	1.8000e-004	0.0000	3.1979
Total	**0.0425**	**0.6714**	**0.4958**	**1.5400e-003**	**0.0380**	**0.0109**	**0.0489**	**0.0104**	**0.0100**	**0.0204**	**0.0000**	**141.2825**	**141.2825**	**1.2800e-003**	**0.0000**	**141.3093**

3.5 Building Construction - 2015

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	0.3677	3.0180	1.8838	2.7000e-003		0.2127	0.2127		0.2000	0.2000	0.0000	245.2143	245.2143	0.0615	0.0000	246.5063
Total	**0.3677**	**3.0180**	**1.8838**	**2.7000e-003**		**0.2127**	**0.2127**		**0.2000**	**0.2000**	**0.0000**	**245.2143**	**245.2143**	**0.0615**	**0.0000**	**246.5063**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	0.1084	2.3579	1.7905	2.7000e-003		0.0906	0.0906		0.0906	0.0906	0.0000	245.2140	245.2140	0.0615	0.0000	246.5060
Total	**0.1084**	**2.3579**	**1.7905**	**2.7000e-003**		**0.0906**	**0.0906**		**0.0906**	**0.0906**	**0.0000**	**245.2140**	**245.2140**	**0.0615**	**0.0000**	**246.5060**

3.5 Building Construction - 2015

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	0.0507	0.5165	0.6300	1.0900e-003	0.0309	8.5800e-003	0.0395	8.8200e-003	7.8900e-003	0.0167	0.0000	100.2208	100.2208	8.0000e-004	0.0000	100.2376
Worker	0.0573	0.0840	0.8724	1.7400e-003	0.1411	1.2700e-003	0.1424	0.0375	1.1600e-003	0.0386	0.0000	136.9619	136.9619	7.7300e-003	0.0000	137.1244
Total	**0.1080**	**0.6005**	**1.5024**	**2.8300e-003**	**0.1720**	**9.8500e-003**	**0.1819**	**0.0463**	**9.0500e-003**	**0.0554**	**0.0000**	**237.1827**	**237.1827**	**8.5300e-003**	**0.0000**	**237.3619**

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	tons/yr										MT/yr					
Off-Road	0.1686	1.4111	0.9161	1.3300e-003		0.0974	0.0974		0.0915	0.0915	0.0000	119.8660	119.8660	0.0297	0.0000	120.4903
Total	**0.1686**	**1.4111**	**0.9161**	**1.3300e-003**		**0.0974**	**0.0974**		**0.0915**	**0.0915**	**0.0000**	**119.8660**	**119.8660**	**0.0297**	**0.0000**	**120.4903**

3.5 Building Construction - 2016

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	0.0220	0.2247	0.2884	5.4000e-004	0.0152	3.5100e-003	0.0187	4.3500e-003	3.2200e-003	7.5700e-003	0.0000	48.8192	48.8192	3.6000e-004	0.0000	48.8266
Worker	0.0254	0.0373	0.3881	8.5000e-004	0.0695	5.9000e-004	0.0701	0.0185	5.4000e-004	0.0190	0.0000	65.1276	65.1276	3.5100e-003	0.0000	65.2012
Total	**0.0474**	**0.2620**	**0.6765**	**1.3900e-003**	**0.0847**	**4.1000e-003**	**0.0888**	**0.0228**	**3.7600e-003**	**0.0266**	**0.0000**	**113.9468**	**113.9468**	**3.8700e-003**	**0.0000**	**114.0279**

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	0.0534	1.1613	0.8819	1.3300e-003		0.0446	0.0446		0.0446	0.0446	0.0000	119.8659	119.8659	0.0297	0.0000	120.4902
Total	**0.0534**	**1.1613**	**0.8819**	**1.3300e-003**		**0.0446**	**0.0446**		**0.0446**	**0.0446**	**0.0000**	**119.8659**	**119.8659**	**0.0297**	**0.0000**	**120.4902**

3.5 Building Construction - 2016

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	0.0220	0.2247	0.2884	5.4000e-004	0.0152	3.5100e-003	0.0187	4.3500e-003	3.2200e-003	7.5700e-003	0.0000	48.8192	48.8192	3.6000e-004	0.0000	48.8266
Worker	0.0254	0.0373	0.3881	8.5000e-004	0.0695	5.9000e-004	0.0701	0.0185	5.4000e-004	0.0190	0.0000	65.1276	65.1276	3.5100e-003	0.0000	65.2012
Total	**0.0474**	**0.2620**	**0.6765**	**1.3900e-003**	**0.0847**	**4.1000e-003**	**0.0888**	**0.0228**	**3.7600e-003**	**0.0266**	**0.0000**	**113.9468**	**113.9468**	**3.8700e-003**	**0.0000**	**114.0279**

3.6 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	tons/yr										MT/yr					
Off-Road	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0226**	**0.2239**	**0.1482**	**2.2000e-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

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	9.1200e-003	0.1970	0.1693	2.2000e-004		6.5400e-003	6.5400e-003		6.5400e-003	6.5400e-003	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	1.7300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1970**	**0.1693**	**2.2000e-004**		**6.5400e-003**	**6.5400e-003**		**6.5400e-003**	**6.5400e-003**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

3.6 Paving - 2016

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	6.0000e-004	8.8000e-004	9.1900e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5419	1.5419	8.0000e-005	0.0000	1.5436
Total	**6.0000e-004**	**8.8000e-004**	**9.1900e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5419**	**1.5419**	**8.0000e-005**	**0.0000**	**1.5436**

3.7 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	tons/yr										MT/yr					
Archit. Coating	0.1153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0237	0.0188	3.0000e-005		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.1190**	**0.0237**	**0.0188**	**3.0000e-005**		**1.9700e-003**	**1.9700e-003**		**1.9700e-003**	**1.9700e-003**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

3.7 Architectural Coating - 2016

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	1.0400e-003	1.5300e-003	0.0159	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	2.6725	2.6725	1.4000e-004	0.0000	2.6756
Total	**1.0400e-003**	**1.5300e-003**	**0.0159**	**4.0000e-005**	**2.8500e-003**	**2.0000e-005**	**2.8800e-003**	**7.6000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.6725**	**2.6725**	**1.4000e-004**	**0.0000**	**2.6756**

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	0.1153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1400e-003	0.0235	0.0183	3.0000e-005		9.5000e-004	9.5000e-004		9.5000e-004	9.5000e-004	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.1165**	**0.0235**	**0.0183**	**3.0000e-005**		**9.5000e-004**	**9.5000e-004**		**9.5000e-004**	**9.5000e-004**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

3.7 Architectural Coating - 2016

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	1.0400e-003	1.5300e-003	0.0159	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	2.6725	2.6725	1.4000e-004	0.0000	2.6756
Total	**1.0400e-003**	**1.5300e-003**	**0.0159**	**4.0000e-005**	**2.8500e-003**	**2.0000e-005**	**2.8800e-003**	**7.6000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.6725**	**2.6725**	**1.4000e-004**	**0.0000**	**2.6756**

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	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928
Unmitigated	1.5667	3.2031	13.7216	0.0267	1.7734	0.0400	1.8134	0.4745	0.0368	0.5114	0.0000	2,065.0805	2,065.0805	0.0863	0.0000	2,066.8928

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

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	868.6983	868.6983	0.0399	8.2600e-003	872.0979
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	868.6983	868.6983	0.0399	8.2600e-003	872.0979
NaturalGas Mitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525
NaturalGas Unmitigated	0.0248	0.2258	0.1896	1.3500e-003		0.0172	0.0172		0.0172	0.0172	0.0000	245.7568	245.7568	4.7100e-003	4.5100e-003	247.2525

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	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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					
Manufacturing	4.60125e+006	0.0248	0.2256	0.1895	1.3500e-003		0.0171	0.0171		0.0171	0.0171	0.0000	245.5400	245.5400	4.7100e-003	4.5000e-003	247.0343
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
Convenience Market With Gas Pumps	4063	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2168	0.2168	0.0000	0.0000	0.2181
Total		**0.0248**	**0.2258**	**0.1896**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**0.0000**	**245.7568**	**245.7568**	**4.7100e-003**	**4.5000e-003**	**247.2525**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	36256.3	10.3754	4.8000e-004	1.0000e-004	10.4160
Manufacturing	2.94763e+006	843.5155	0.0388	8.0200e-003	846.8166
Parking Lot	51744	14.8074	6.8000e-004	1.4000e-004	14.8654
Total		**868.6983**	**0.0399**	**8.2600e-003**	**872.0979**

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	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Unmitigated	1.3938	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

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	0.2883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1050					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.9000e-004	5.0000e-005	5.1200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7800e-003	9.7800e-003	3.0000e-005	0.0000	0.0104
Total	**1.3938**	**5.0000e-005**	**5.1200e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**	**0.0000**	**9.7800e-003**	**9.7800e-003**	**3.0000e-005**	**0.0000**	**0.0104**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	229.7912	1.8585	0.0456	282.9560
Unmitigated	229.7912	1.8588	0.0457	282.9847

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2281
Manufacturing	56.5684 / 0	228.7304	1.8530	0.0455	281.7566
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8588**	**0.0457**	**282.9847**

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	0.177033 / 0.108504	1.0608	5.8100e-003	1.5000e-004	1.2280
Manufacturing	56.5684 / 0	228.7304	1.8526	0.0455	281.7280
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**229.7912**	**1.8584**	**0.0456**	**282.9560**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	63.0307	3.7250	0.0000	141.2559
Unmitigated	63.0307	3.7250	0.0000	141.2559

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Convenience Market With Gas Pumps	7.18	1.4575	0.0861	0.0000	3.2663
Manufacturing	303.33	61.5733	3.6389	0.0000	137.9896
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**63.0307**	**3.7250**	**0.0000**	**141.2559**

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	199.2794	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**208.7823**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

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					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	199.2794	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**208.7823**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

3.7 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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Unmitigated	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.5028	121.5026	80.6760	0.1644	18.2675	4.5272	21.3575	9.9840	4.1648	12.8269	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	12.0073	33.5151	31.7964	0.0558	1.7432	2.0499	3.7931	0.4684	1.9243	2.3927	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**21.5101**	**155.0177**	**112.4724**	**0.2202**	**20.0107**	**6.5770**	**25.1506**	**10.4525**	**6.0891**	**15.2196**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

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					
2015	4.6199	93.4024	67.7793	0.1644	6.8948	2.1032	7.9368	3.7327	2.0451	4.6954	0.0000	16,890.5124	16,890.5124	2.0299	0.0000	16,933.1404
2016	11.7527	28.4703	31.1054	0.0558	1.7432	0.9841	2.7273	0.4684	0.9774	1.4458	0.0000	5,282.9418	5,282.9418	0.7479	0.0000	5,298.6480
Total	**16.3726**	**121.8727**	**98.8847**	**0.2202**	**8.6380**	**3.0873**	**10.6641**	**4.2011**	**3.0225**	**6.1412**	**0.0000**	**22,173.4542**	**22,173.4542**	**2.7778**	**0.0000**	**22,231.7884**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	23.88	21.38	12.08	0.00	56.83	53.06	57.60	59.81	50.36	59.65	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Total	**20.0966**	**23.5891**	**99.5788**	**0.2108**	**13.1563**	**0.3875**	**13.5438**	**3.5152**	**0.3642**	**3.8793**		**18,775.3691**	**18,775.3691**	**0.7305**	**0.0272**	**18,799.1461**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

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	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**1.2905**	**33.4676**	**25.2649**	**0.0399**		**0.9338**	**0.9338**		**0.9338**	**0.9338**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0692	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.0692**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

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					6.6936	0.0000	6.6936	3.6793	0.0000	3.6793			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**6.6936**	**0.9611**	**7.6546**	**3.6793**	**0.9611**	**4.6404**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0830	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.0830**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

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					3.2587	0.0000	3.2587	1.3394	0.0000	1.3394			0.0000			0.0000
Off-Road	1.8922	50.9465	37.9432	0.0618		1.3783	1.3783		1.3783	1.3783	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**1.8922**	**50.9465**	**37.9432**	**0.0618**	**3.2587**	**1.3783**	**4.6370**	**1.3394**	**1.3783**	**2.7176**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.6355	42.3405	28.4034	0.0998	2.3513	0.7230	3.0743	0.6438	0.6650	1.3088		10,157.8628	10,157.8628	0.0802		10,159.5477
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	0.0922	0.1154	1.4326	2.8300e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		246.4063	246.4063	0.0133		246.6847
Total	**2.7277**	**42.4560**	**29.8361**	**0.1026**	**2.5749**	**0.7250**	**3.2999**	**0.7031**	**0.6668**	**1.3699**		**10,404.2691**	**10,404.2691**	**0.0935**		**10,406.2324**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.4725	4.9133	5.4201	0.0109	0.3124	0.0850	0.3973	0.0890	0.0781	0.1671		1,103.1132	1,103.1132	8.6700e-003		1,103.2952
Worker	0.5903	0.7388	9.1688	0.0181	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,577.0006	1,577.0006	0.0848		1,578.7821
Total	**1.0629**	**5.6521**	**14.5890**	**0.0290**	**1.7431**	**0.0976**	**1.8407**	**0.4684**	**0.0897**	**0.5581**		**2,680.1138**	**2,680.1138**	**0.0935**		**2,682.0773**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4177	4.3423	4.9873	0.0109	0.3125	0.0705	0.3830	0.0890	0.0648	0.1538		1,090.9897	1,090.9897	7.8300e-003		1,091.1541
Worker	0.5329	0.6664	8.3025	0.0181	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,522.6657	1,522.6657	0.0781		1,524.3049
Total	**0.9505**	**5.0087**	**13.2898**	**0.0290**	**1.7432**	**0.0825**	**1.8257**	**0.4684**	**0.0758**	**0.5443**		**2,613.6554**	**2,613.6554**	**0.0859**		**2,615.4590**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

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	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0851**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0624	0.0781	0.9730	2.1200e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		178.4374	178.4374	9.1500e-003		178.6295
Total	**0.0624**	**0.0781**	**0.9730**	**2.1200e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**178.4374**	**178.4374**	**9.1500e-003**		**178.6295**

3.7 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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**11.8990**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**11.6445**	**2.3524**	**1.8324**	**2.9700e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1082	0.1354	1.6865	3.6800e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		309.2915	309.2915	0.0159		309.6244
Total	**0.1082**	**0.1354**	**1.6865**	**3.6800e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**309.2915**	**309.2915**	**0.0159**		**309.6244**

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	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347
Unmitigated	12.3221	22.3517	98.4988	0.2033	13.1563	0.2934	13.4496	3.5152	0.2700	3.7852		17,290.8965	17,290.8965	0.7018		17,305.6347

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	291.00
tblConstructionPhase	NumDays	20.00	29.00
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	199.2819	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**208.9414**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

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					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	199.2819	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**208.9414**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/5/2016	5	291	
5	Paving	Paving	5/6/2016	6/2/2016	5	20	
6	Architectural Coating	Architectural Coating	6/3/2016	7/13/2016	5	29	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

3.7 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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	198.8027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**199.1712**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Unmitigated	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Irwindale MRF

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	244.62	1000sqft	15.85	244,617.00	0
Parking Lot	147.00	Space	1.32	58,800.00	0
Convenience Market With Gas Pumps	2.39	1000sqft	0.05	2,390.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Description

Construction Phase - Project Description of 18 months

Grading - New 2017 material imported value

Architectural Coating - Use super compliant VOC coatings for all architectural applications. Rule 1113 of the SCAQMD contain less than 10 grams of VOC per liter

Construction Off-road Equipment Mitigation - Project Description

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblGrading	MaterialImported	0.00	32,400.00
tblLandUse	LandUseSquareFeet	244,620.00	244,617.00
tblLandUse	LotAcreage	5.62	15.85
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	9.6595	123.0509	84.3803	0.1640	18.2675	4.5296	21.3575	9.9840	4.1671	12.8269	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	12.0097	33.6903	32.1472	0.0546	1.7432	2.0506	3.7938	0.4684	1.9250	2.3934	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**21.6692**	**156.7412**	**116.5275**	**0.2186**	**20.0107**	**6.5802**	**25.1513**	**10.4525**	**6.0921**	**15.2203**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

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					
2015	4.7766	94.9507	71.4835	0.1640	6.8948	2.1057	7.9393	3.7327	2.0474	4.6954	0.0000	16,851.1816	16,851.1816	2.0309	0.0000	16,893.8306
2016	11.7551	28.6455	31.4562	0.0546	1.7432	0.9848	2.7280	0.4684	0.9781	1.4465	0.0000	5,179.2234	5,179.2234	0.7482	0.0000	5,194.9345
Total	**16.5317**	**123.5962**	**102.9397**	**0.2186**	**8.6380**	**3.0905**	**10.6673**	**4.2011**	**3.0255**	**6.1419**	**0.0000**	**22,030.4050**	**22,030.4050**	**2.7791**	**0.0000**	**22,088.7651**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	23.71	21.15	11.66	0.00	56.83	53.03	57.59	59.81	50.34	59.65	0.00	0.00	0.00	0.00	0.00	0.00

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Energy	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
Mobile	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Total	**20.6855**	**24.5901**	**104.5401**	**0.2007**	**13.1563**	**0.3900**	**13.5462**	**3.5152**	**0.3664**	**3.8816**		**17,945.6170**	**17,945.6170**	**0.7317**	**0.0272**	**17,969.4190**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/25/2015	5	30	
4	Building Construction	Building Construction	3/26/2015	5/18/2016	5	300	
5	Paving	Paving	5/19/2016	6/15/2016	5	20	
6	Architectural Coating	Architectural Coating	6/16/2016	7/13/2016	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 373,157; Non-Residential Outdoor: 124,386 (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	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,050.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	128.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2015

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	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**		**2.4508**	**2.4508**		**2.2858**	**2.2858**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

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	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**1.2905**	**33.4676**	**25.2649**	**0.0399**		**0.9338**	**0.9338**		**0.9338**	**0.9338**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

3.2 Demolition - 2015

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	0.0709	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.0709**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.3 Site Preparation - 2015

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	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

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					6.6936	0.0000	6.6936	3.6793	0.0000	3.6793			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**6.6936**	**0.9611**	**7.6546**	**3.6793**	**0.9611**	**4.6404**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

3.3 Site Preparation - 2015

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	0.0850	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.0850**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.4 Grading - 2015

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					8.7955	0.0000	8.7955	3.6150	0.0000	3.6150			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**6.7751**	**79.0467**	**50.8400**	**0.0618**	**8.7955**	**3.8022**	**12.5977**	**3.6150**	**3.4980**	**7.1130**		**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

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					3.2587	0.0000	3.2587	1.3394	0.0000	1.3394			0.0000			0.0000
Off-Road	1.8922	50.9465	37.9432	0.0618		1.3783	1.3783		1.3783	1.3783	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	**1.8922**	**50.9465**	**37.9432**	**0.0618**	**3.2587**	**1.3783**	**4.6370**	**1.3394**	**1.3783**	**2.7176**	**0.0000**	**6,486.2433**	**6,486.2433**	**1.9364**		**6,526.9080**

3.4 Grading - 2015

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	2.7899	43.8774	32.2152	0.0996	2.3513	0.7255	3.0768	0.6438	0.6673	1.3111		10,133.8096	10,133.8096	0.0812		10,135.5155
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	0.0945	0.1268	1.3251	2.6600e-003	0.2236	1.9700e-003	0.2255	0.0593	1.8000e-003	0.0611		231.1287	231.1287	0.0133		231.4071
Total	**2.8844**	**44.0042**	**33.5403**	**0.1023**	**2.5749**	**0.7275**	**3.3023**	**0.7031**	**0.6691**	**1.3722**		**10,364.9383**	**10,364.9383**	**0.0945**		**10,366.9226**

3.5 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

3.5 Building Construction - 2015

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	0.5190	5.0411	6.4286	0.0108	0.3124	0.0860	0.3984	0.0890	0.0791	0.1680		1,093.9115	1,093.9115	8.9100e-003		1,094.0986
Worker	0.6047	0.8117	8.4806	0.0170	1.4307	0.0126	1.4433	0.3794	0.0115	0.3910		1,479.2239	1,479.2239	0.0848		1,481.0054
Total	**1.1237**	**5.8527**	**14.9092**	**0.0278**	**1.7431**	**0.0986**	**1.8417**	**0.4684**	**0.0906**	**0.5590**		**2,573.1354**	**2,573.1354**	**0.0937**		**2,575.1040**

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

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	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

3.5 Building Construction - 2016

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	0.4578	4.4520	5.9862	0.0108	0.3125	0.0712	0.3837	0.0890	0.0655	0.1545		1,081.8472	1,081.8472	8.0600e-003		1,082.0165
Worker	0.5448	0.7320	7.6544	0.0170	1.4307	0.0120	1.4427	0.3794	0.0110	0.3904		1,428.0898	1,428.0898	0.0781		1,429.7290
Total	**1.0026**	**5.1840**	**13.6406**	**0.0278**	**1.7432**	**0.0832**	**1.8264**	**0.4684**	**0.0765**	**0.5449**		**2,509.9370**	**2,509.9370**	**0.0861**		**2,511.7455**

3.6 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	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.2627**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

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	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.1729					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0851**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

3.6 Paving - 2016

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	0.0638	0.0858	0.8970	1.9900e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		167.3543	167.3543	9.1500e-003		167.5464
Total	**0.0638**	**0.0858**	**0.8970**	**1.9900e-003**	**0.1677**	**1.4000e-003**	**0.1691**	**0.0445**	**1.2900e-003**	**0.0458**		**167.3543**	**167.3543**	**9.1500e-003**		**167.5464**

3.7 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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**11.8990**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	11.5306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**11.6445**	**2.3524**	**1.8324**	**2.9700e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

3.7 Architectural Coating - 2016

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	0.1107	0.1487	1.5548	3.4500e-003	0.2906	2.4300e-003	0.2931	0.0771	2.2300e-003	0.0793		290.0807	290.0807	0.0159		290.4137
Total	**0.1107**	**0.1487**	**1.5548**	**3.4500e-003**	**0.2906**	**2.4300e-003**	**0.2931**	**0.0771**	**2.2300e-003**	**0.0793**		**290.0807**	**290.0807**	**0.0159**		**290.4137**

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	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076
Unmitigated	12.9110	23.3527	103.4601	0.1933	13.1563	0.2958	13.4521	3.5152	0.2722	3.7874		16,461.1444	16,461.1444	0.7030		16,475.9076

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,020.98	3,461.51	2825.17	1,397,676	1,397,676
Manufacturing	934.45	364.48	151.66	3,282,233	3,282,233
Parking Lot	0.00	0.00	0.00		
Total	2,955.43	3,825.99	2,976.84	4,679,909	4,679,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	16.60	8.40	6.90	0.80	80.20	19.00	14	21	65
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

4.4 Fleet Mix

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	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201
NaturalGas Unmitigated	0.1361	1.2370	1.0391	7.4200e-003		0.0940	0.0940		0.0940	0.0940		1,484.3864	1,484.3864	0.0285	0.0272	1,493.4201

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	11.1315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Manufacturing	12606.2	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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					
Manufacturing	12.6062	0.1360	1.2359	1.0382	7.4200e-003		0.0939	0.0939		0.0939	0.0939		1,483.0768	1,483.0768	0.0284	0.0272	1,492.1026
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
Convenience Market With Gas Pumps	0.0111315	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3096	1.3096	3.0000e-005	2.0000e-005	1.3176
Total		**0.1361**	**1.2370**	**1.0391**	**7.4300e-003**		**0.0940**	**0.0940**		**0.0940**	**0.0940**		**1,484.3864**	**1,484.3864**	**0.0285**	**0.0272**	**1,493.4201**

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	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Unmitigated	7.6385	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

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	1.5795					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.0550					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9600e-003	3.9000e-004	0.0410	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0862	0.0862	2.4000e-004		0.0913
Total	**7.6385**	**3.9000e-004**	**0.0410**	**0.0000**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**		**0.0862**	**0.0862**	**2.4000e-004**		**0.0913**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

Appendix B

Athens Irwindale MRF/TS Revised Site Access Evaluation

URBAN CROSSROADS

Ofc: 1001 Dove St. | Suite 260 | Newport Beach, CA 92660
Main: 260 E. Baker St. | Suite 200 | Costa Mesa, CA 92626
urbanxroads.com

March 24, 2017

Jeffrey G. Harvey, Ph.D.
HARVEY CONSULTING GROUP
2146 Gold Claims Court
Gold River, California 95670

SUBJECT: ATHENS IRWINDALE MRF & TRANSFER STATION REVISED SITE ACCESS EVALUATION

Dear Jeffrey G. Harvey, Ph.D.:

Urban Crossroads, Inc. is pleased to submit this Revised Site Access Evaluation for the Athens Irwindale MRF & Transfer Station ("Project"). This focused assessment is provided as a supplement to Athens-Irwindale Materials Recovery Facility and Transfer Station Updated Traffic Impact Analysis (Urban Crossroads, Inc. March 17, 2016), hereafter referred to as the TIA. With the modified site plan recently submitted to the City as a part of its final design and entitlements package, the facility's capacity is unchanged, and traffic volumes and routing offsite are assumed to remain the same.

PROJECT DESCRIPTION

The site plan adjustments to building footprints and total square footage include a single building with all components of the MRF/TS, a shorter tunnel now with an E-W orientation, shifted convenience store, modified driveway locations for ingress and egress from Arrow Hwy, and rearranged parking between the perimeter and main building. This evaluation focuses on changes in site access conditions resulting from these site plan changes. Exhibit A shows the proposed project site plan.

Trip generation for the proposed project was presented in the TIA, and includes truck trips, employment, and convenience store categories. Project trip generation has not been updated for this analysis.

Exhibit B illustrates the proposed Access and On-Site Circulation for the project. Primary access for transfer trucks to and from the project site would be from Arrow Highway, and directed towards Interstate 605 for regional transport, utilizing Irwindale roadways. Two additional access points to the south from Live Oak Avenue will serve for employees, visitors and Fire Department access only. Site access into the Fueling Facility/Convenience Store area would be located on Arrow Highway. As shown in Exhibit B, Driveway 1 is proposed to be the only full access for trucks. Driveway 2 is proposed as an entrance only for trucks and full access for passenger cars (i.e. – employee and visitor traffic). Driveway 4, located south of Driveway 2, should be limited to right-in/right-out only access. Driveway 5 is right in / right out access for the convenience store/fueling facility in conjunction with internal connectivity to Driveway 1.

PROJECT TRIP DISTRIBUTION

Exhibit C presents the Collection Trucks and Roll-Off Trucks trip distribution patterns for the proposed project. The trip distribution anticipated for the Collection Trucks and Roll-Off Trucks represent the traffic pattern for trucks/vehicles bringing commodities into the site for processing.

Exhibit D presents the Self-Haul/Contractor trip distribution patterns for the proposed project. The self-haul/contractor trucks are proposed to utilize Driveway 1. The trip distribution anticipated for the "Self-Haul/Contractor" vehicles represent the traffic pattern for trucks/vehicles bringing commodities into the site for processing.

Exhibit E presents the Transfer Trucks trip distribution patterns for the proposed project. Transfer trucks are proposed to utilize Driveway 2 for entering the site and Driveway 1 for exiting the site. The trip distribution anticipated for the Transfer Trucks represents the traffic pattern for trucks bringing materials out of the site to be transferred to compost facilities in Victorville or to the ports of Los Angeles and Long Beach for overseas shipping to recycling plants. Unrecoverable materials would be transported to one of several landfills in Los Angeles County, Riverside County, or Tulare County.

Exhibit F presents the Employee trip distribution patterns for the proposed project. Three employee parking areas are shown, with employees proposed to utilize Driveways 1, 2, 3, and 4.

Exhibit G presents the "Convenience Store / Fueling Facility" trip distribution patterns for the proposed project. As shown on Exhibit G, 20% of the Convenience Store / Fueling Facility traffic is anticipated to be captured within the project site.

PROJECT ONLY VOLUMES

The project only related average daily traffic (ADT) volumes are shown on Exhibit H. Similarly, Exhibits I and J present the project only AM and PM peak hour volumes, respectively. As shown on these exhibits, Arrow Highway is projected to carry the most project related traffic with approximately 7,200 vehicles per day (vpd) immediately north of Driveway 2.

"Project only" peak hour 2-way (link) traffic volumes are presented on Exhibit K. As shown on Exhibit K, the project is anticipated to generate the most peak hour trips along Arrow Highway immediately north of Driveway 2.

PROJECT RECOMMENDATIONS

Exhibit L presents the on-site improvements related to the project access intersections as follows:

Arrow Highway (NS) / Driveway 1 (EW) – Install a traffic signal and construct the intersection with the following geometrics:

- Northbound Approach: One left turn lane (two way turn lane) and two through lanes.

- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One left turn lane and one right turn lane.
- Westbound Approach: N/A

Arrow Highway (NS) / Driveway 2 (EW) – Install stop control on the eastbound approach and construct the intersection with the following geometrics:

- Northbound Approach: One left turn lane (two way turn lane) and two through lanes.
- Southbound Approach: Two through lanes and one right turn lane.
- Eastbound Approach: One shared left turn and right turn lane.
- Westbound Approach: N/A

Driveway 3 - Baldwin Park Boulevard (NS) / Live Oak Av. (EW) – Modify traffic signal to include Project Driveway 3 (north leg) and construct the intersection with the following geometrics:

- Northbound Approach: Two left turn lanes and one shared through-right turn lane.
- Southbound Approach: One left turn lane and one shared through-right turn lane.
- Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.
- Westbound Approach: One left turn lane, two through lanes, and one right turn lane.

Arrow Highway (NS) / Driveway 4 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

Arrow Highway (NS) / Driveway 5 (EW) – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics:

- Northbound Approach: Two through lanes (no left turn access).
- Southbound Approach: One through lane and one shared through-right turn lane.
- Eastbound Approach: One right turn lane.
- Westbound Approach: N/A

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at the project driveways should be reviewed with respect to standard Caltrans and City of Irwindale sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

If you have any questions, please contact us at (949) 336-5990 for John or (949) 336-5991 for Marlie.

Respectfully submitted,

URBAN CROSSROADS, INC.

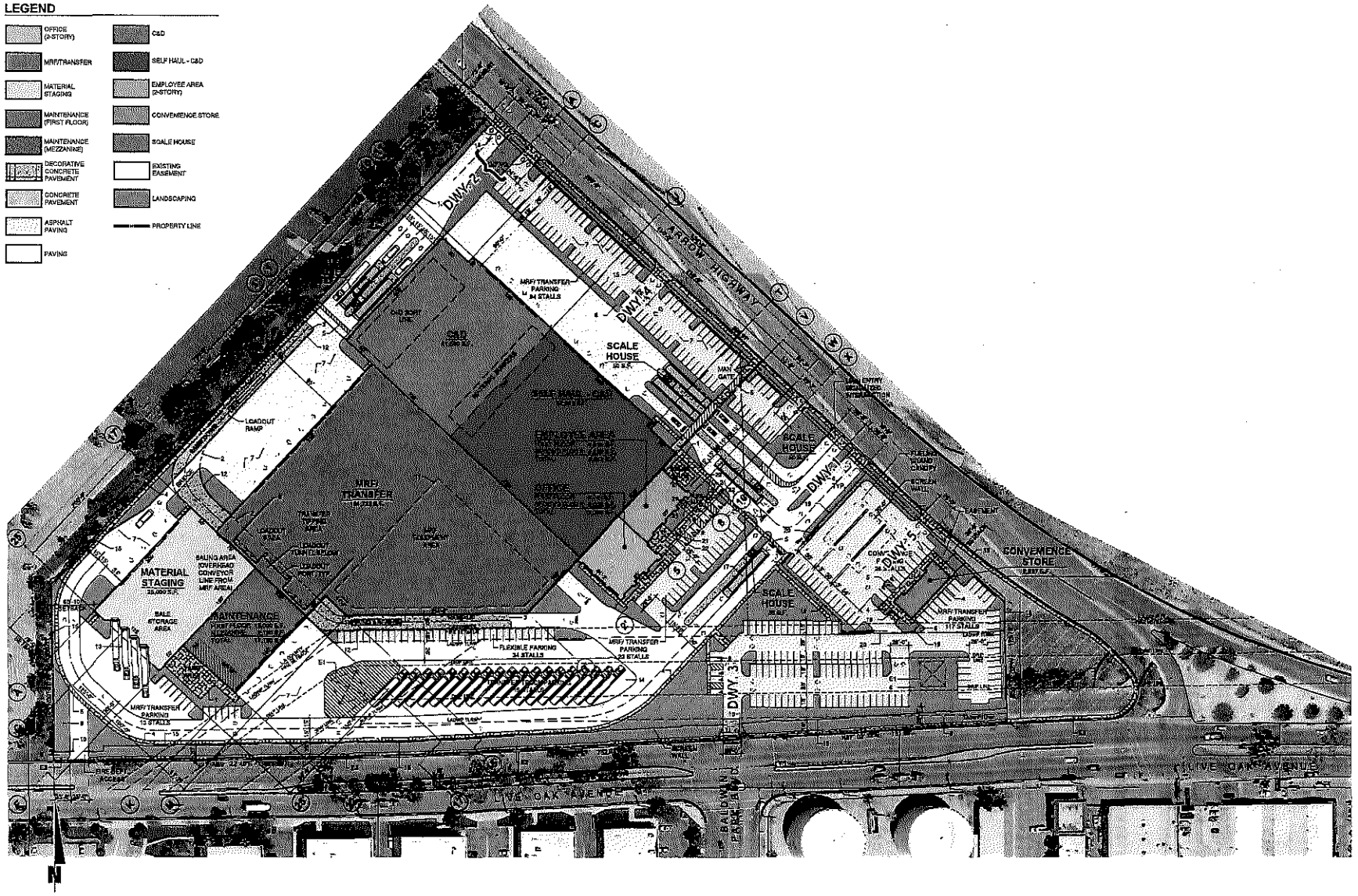
John Kain

John Kain, AICP
Principal

Marlie Whiteman

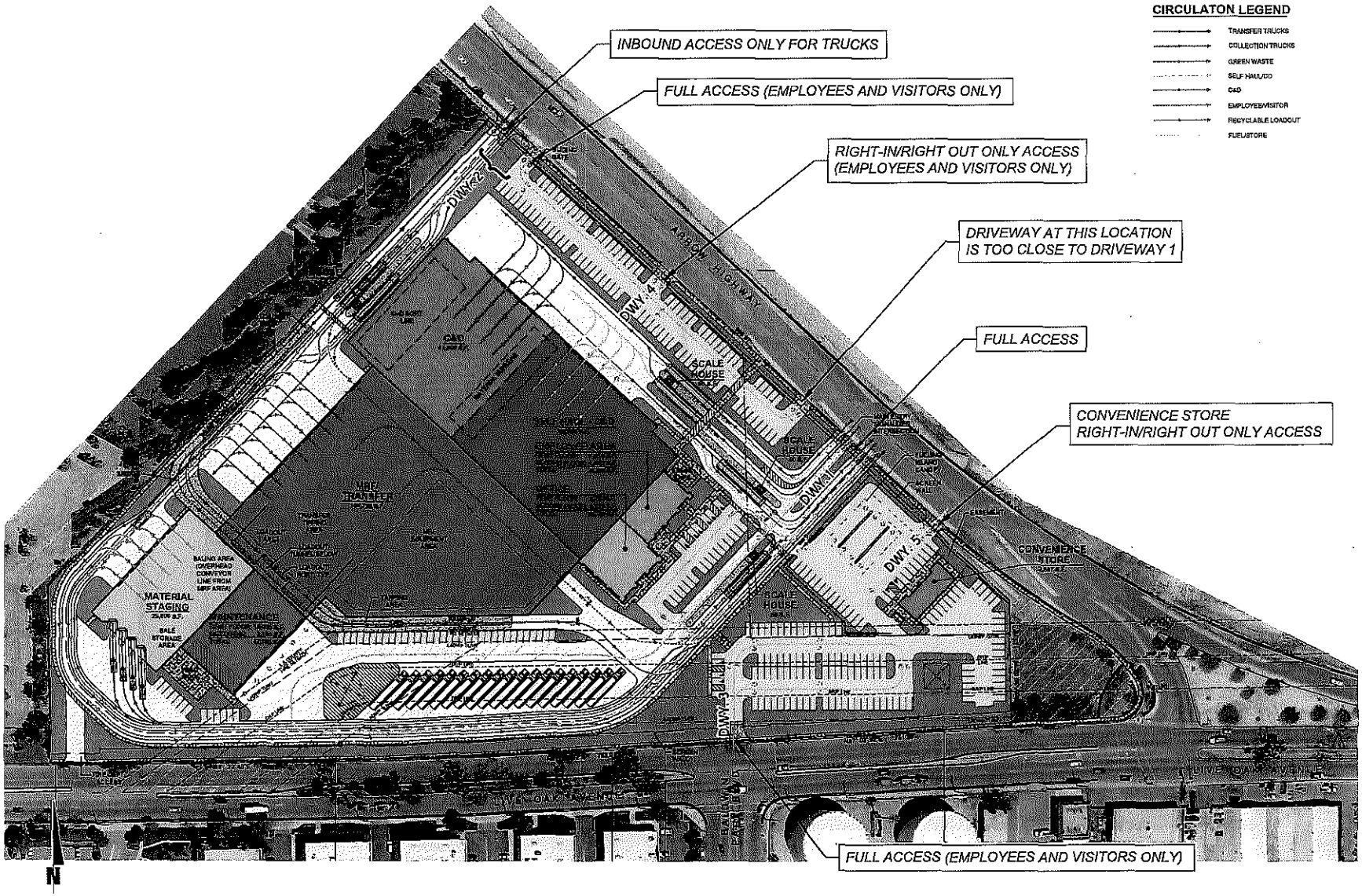
Marlie Whiteman, P.E.
Senior Associate

EXHIBIT A: SITE ACCESS RECOMMENDATIONS



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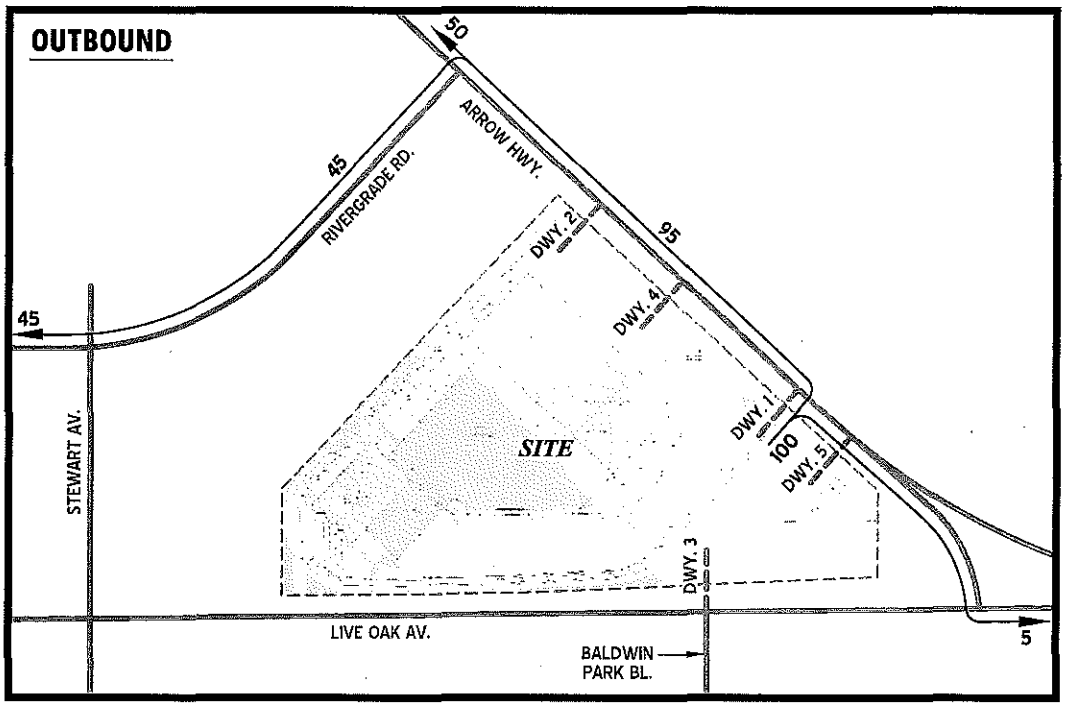
EXHIBIT B: ACCESS AND ON-SITE CIRCULATION

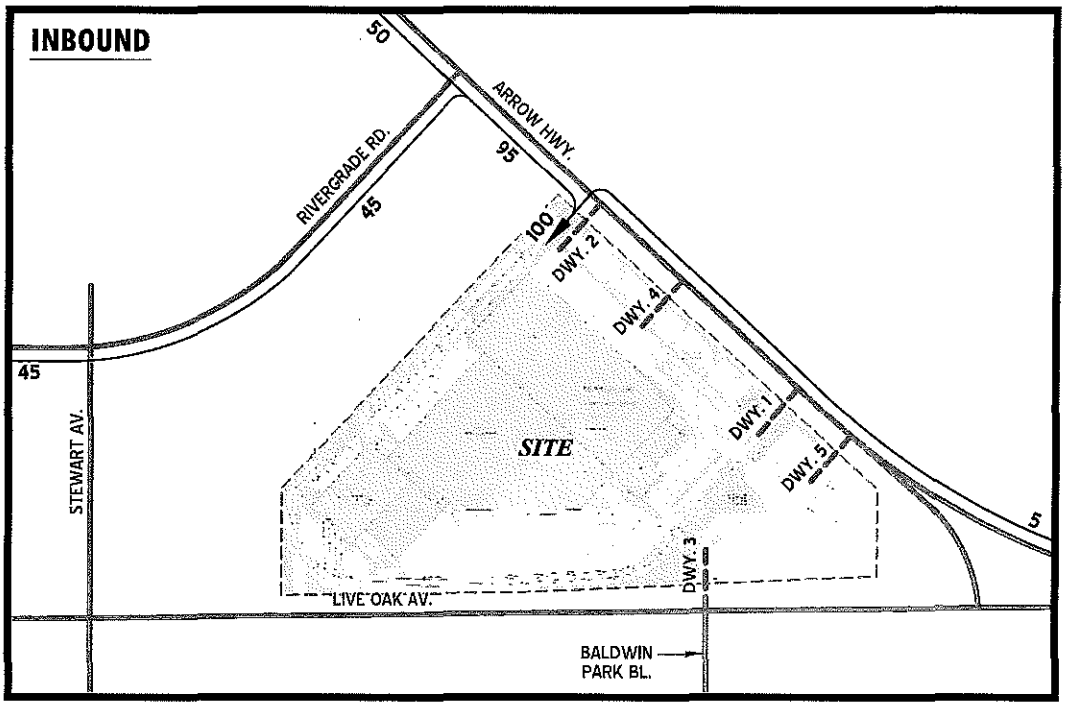


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EXHIBIT C: COLLECTION TRUCK (INCLUDING PACKER, END DUMP & ROLL-OFF TRUCKS) TRIP DISTRIBUTION

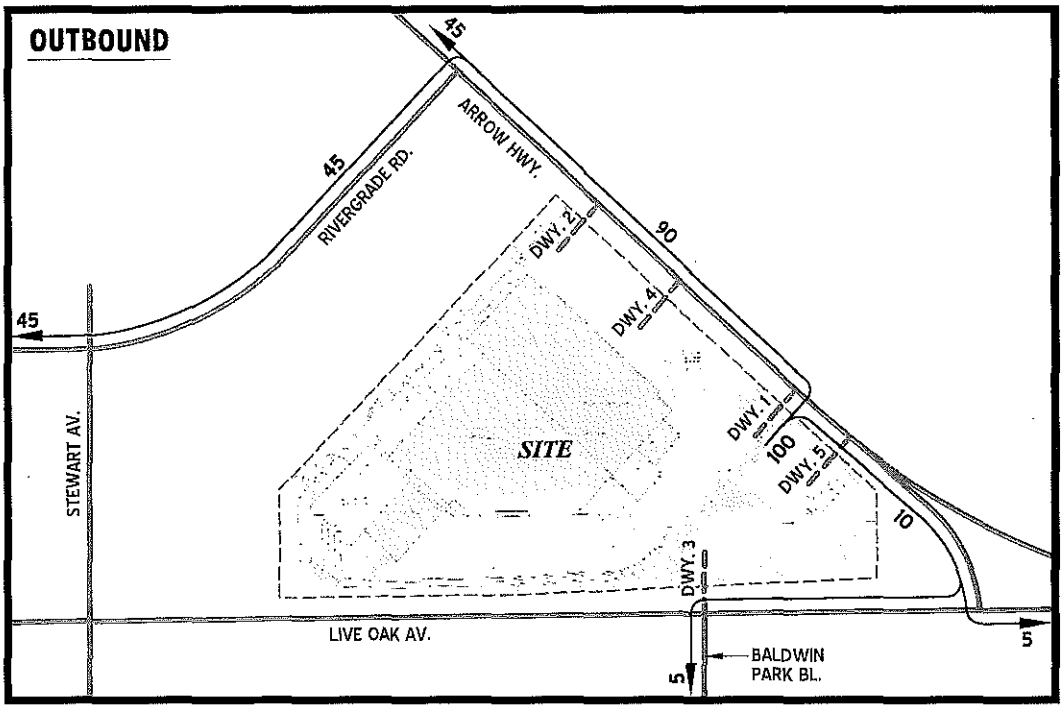


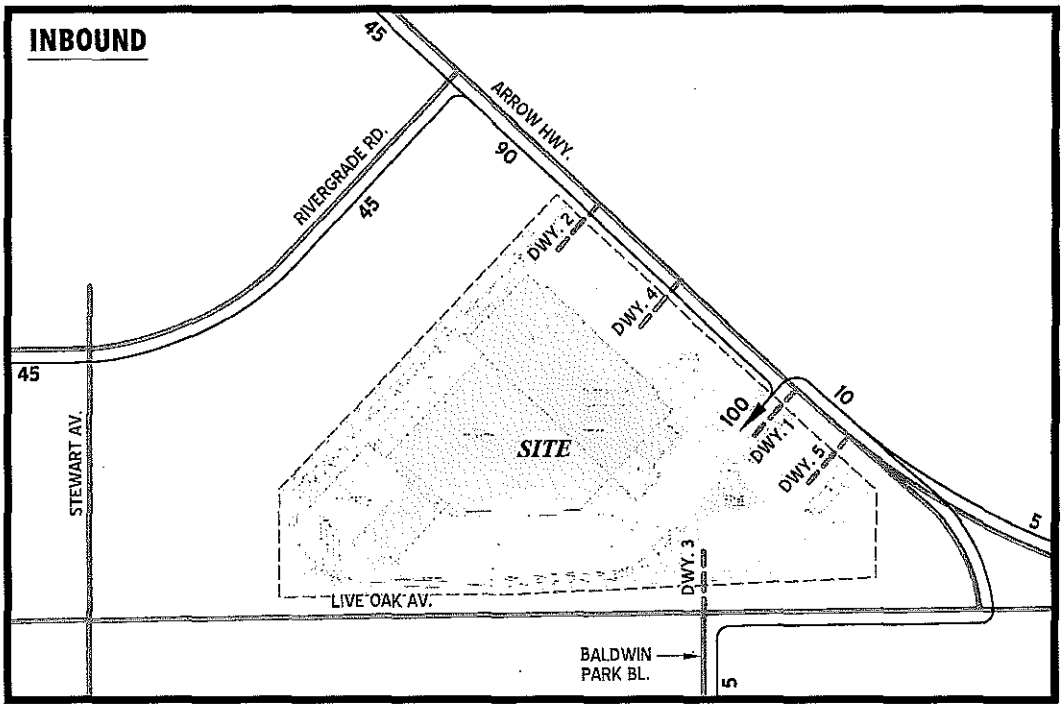


LEGEND:

10 = PERCENT TO/FROM PROJECT

EXHIBIT D: SELF HAUL/CONTRACTOR TRUCK TRIP DISTRIBUTION



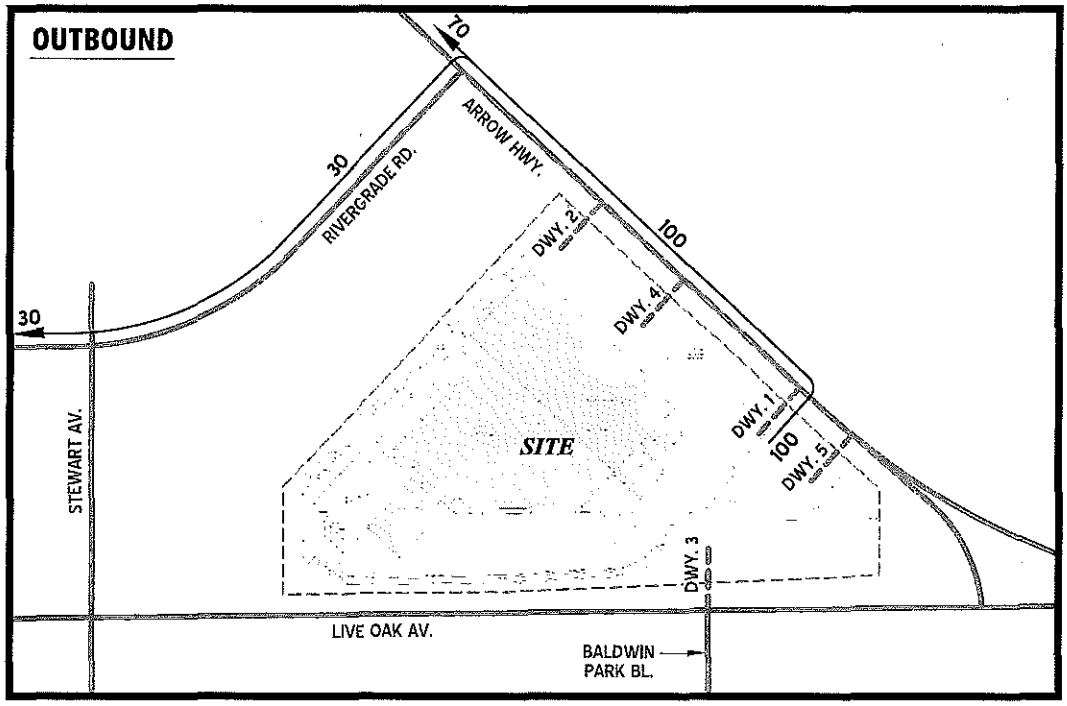


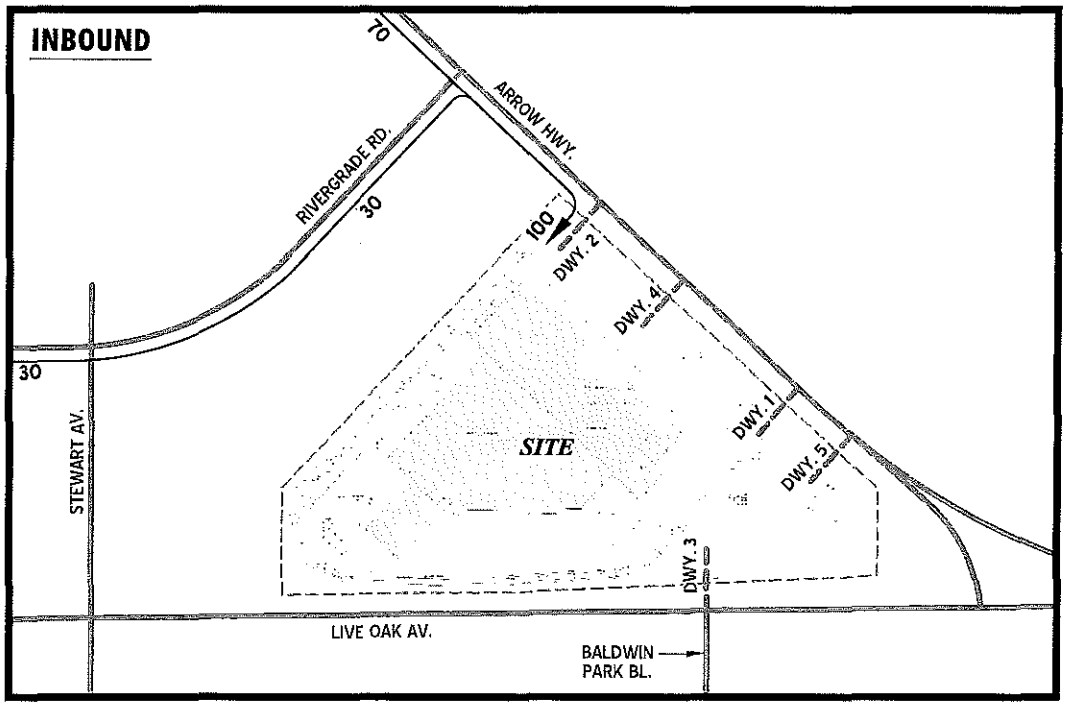
N

LEGEND:

10 = PERCENT TO/FROM PROJECT

EXHIBIT E: TRANSFER & RECYCLABLE LOADOUT TRUCK TRIP DISTRIBUTION



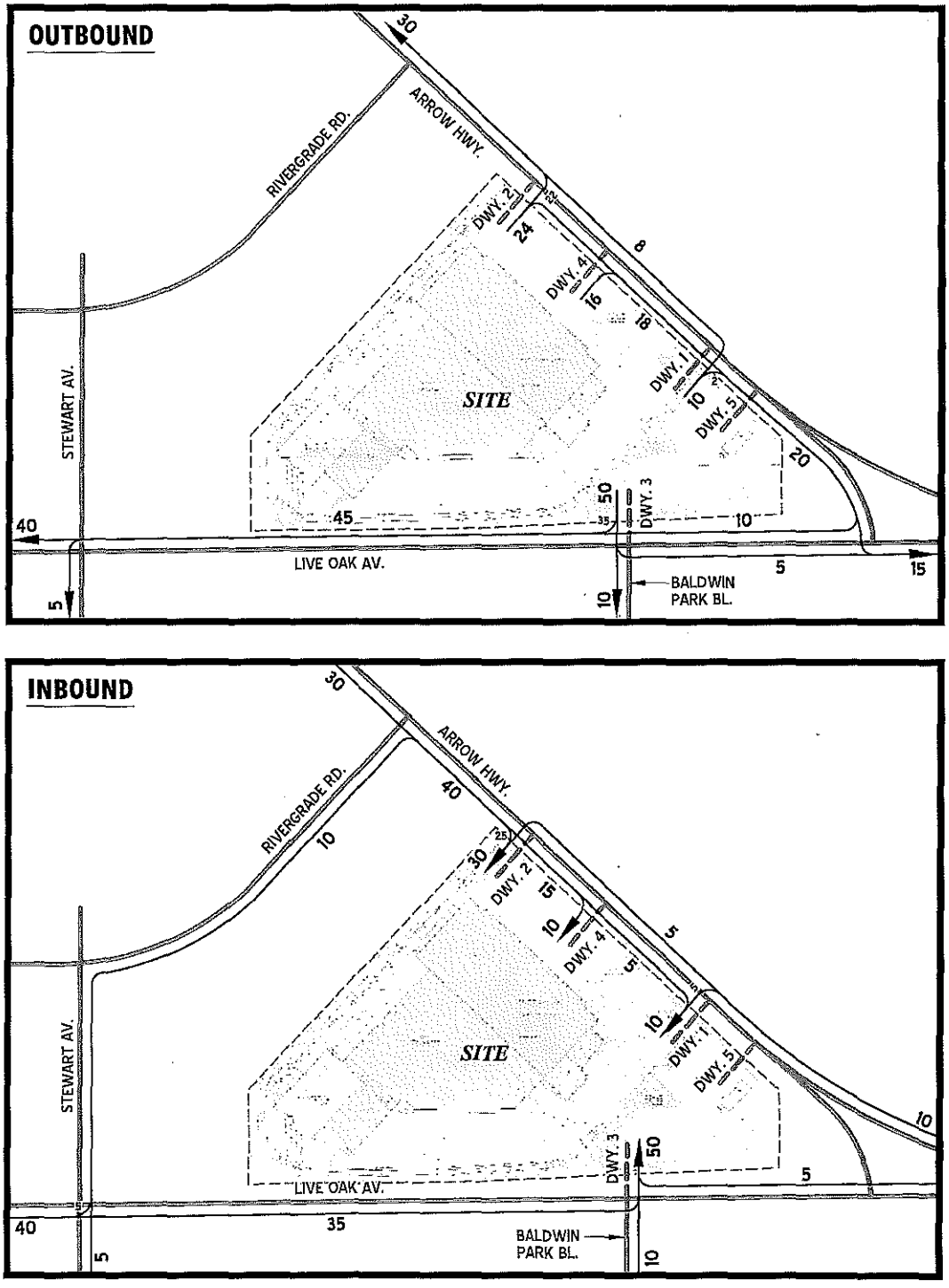


N

LEGEND:

10 = PERCENT TO/FROM PROJECT

EXHIBIT F: EMPLOYEE (PASSENGER CAR) TRIP DISTRIBUTION



LEGEND:

10 = PERCENT TO/FROM PROJECT

EXHIBIT G: CONVENIENCE STORE/FUELING FACILITY TRIP DISTRIBUTION

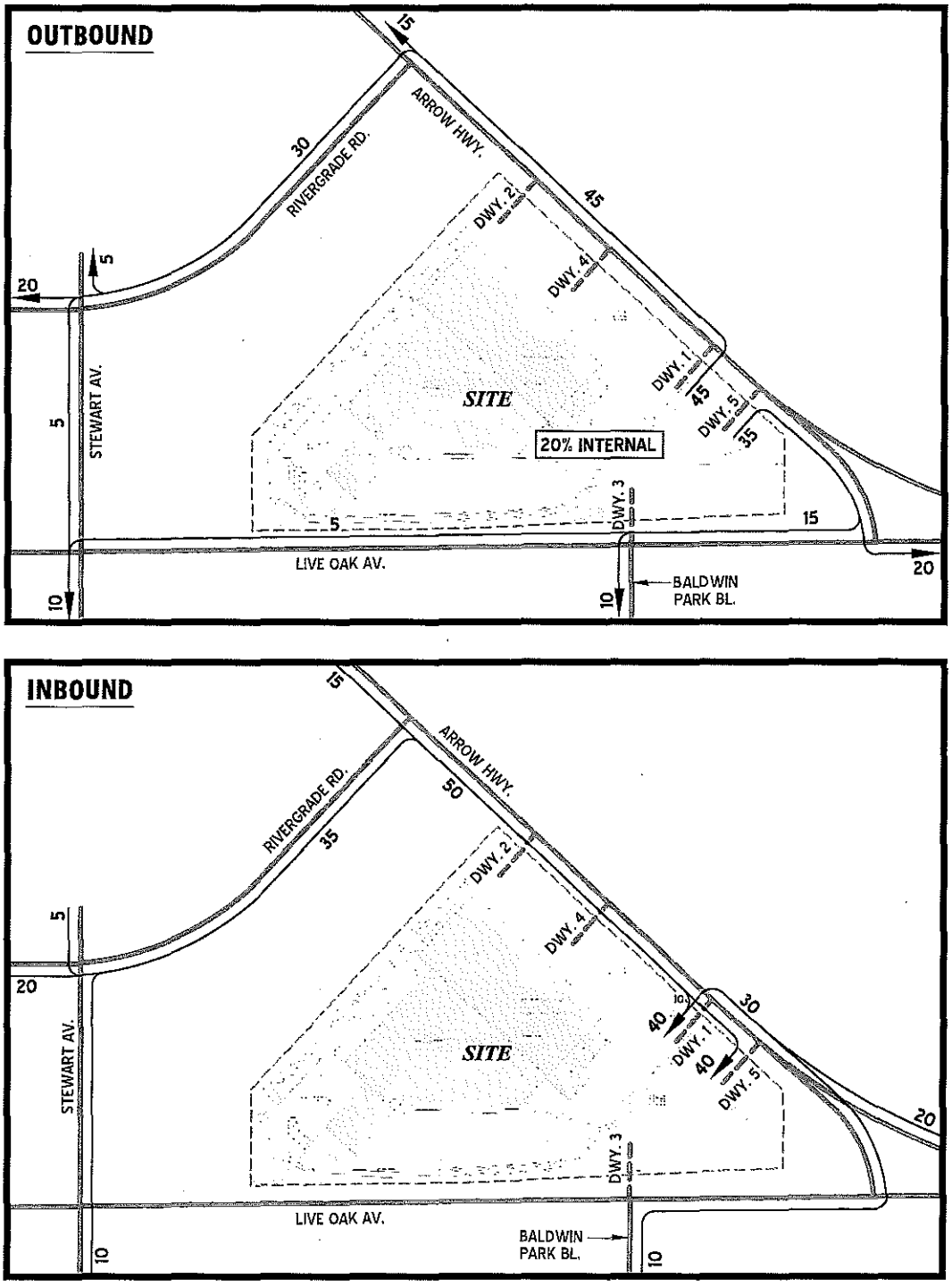
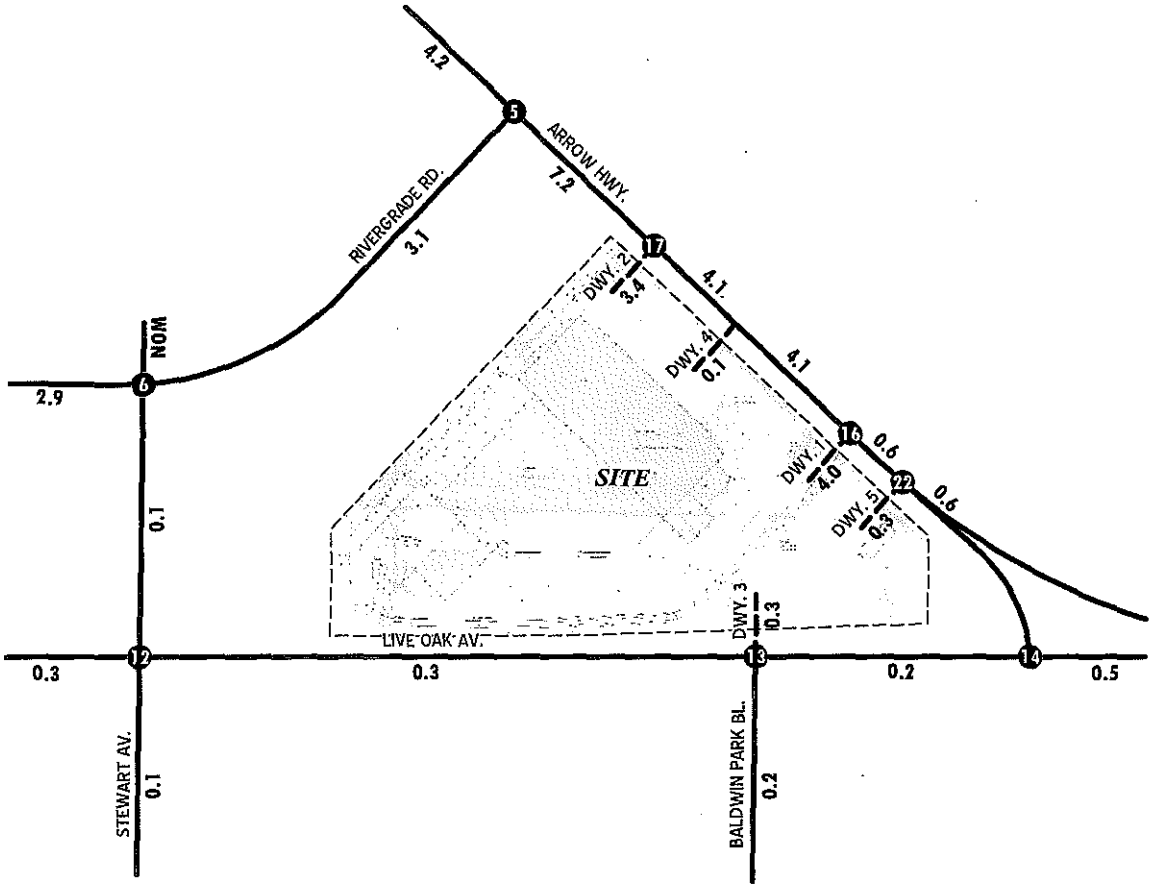


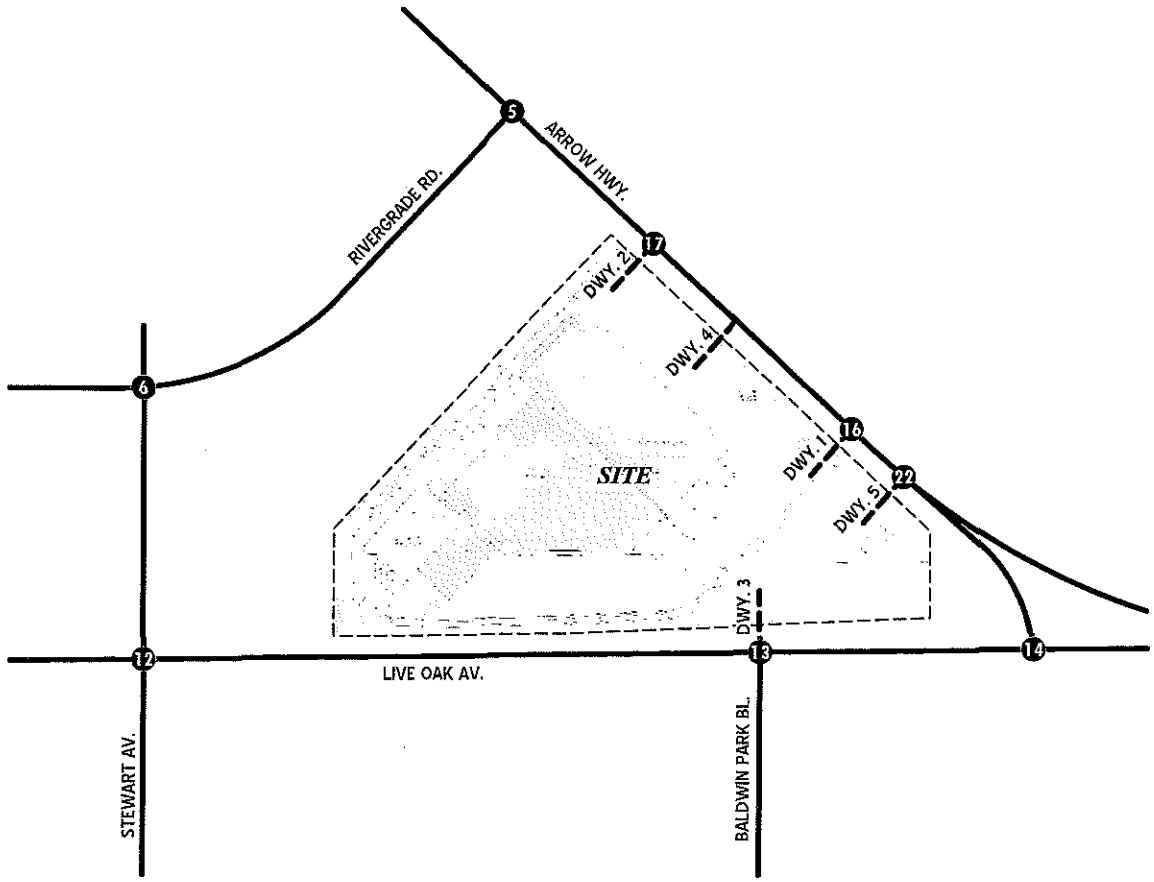
EXHIBIT H: PROJECT AVERAGE DAILY TRAFFIC (ADT)

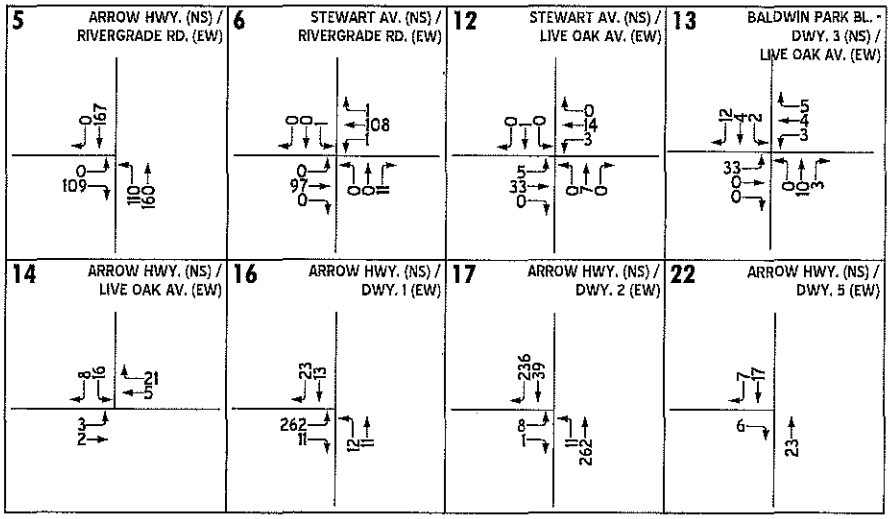


LEGEND:

(#)	= INTERSECTION ID
----	= FUTURE ROADWAY
10.0	= VEHICLES PER DAY (1000'S)
NOM	= NOMINAL, LESS THAN 50 VEHICLES PER DAY

EXHIBIT I: PROJECT AM PEAK HOUR INTERSECTION VOLUMES





LEGEND:

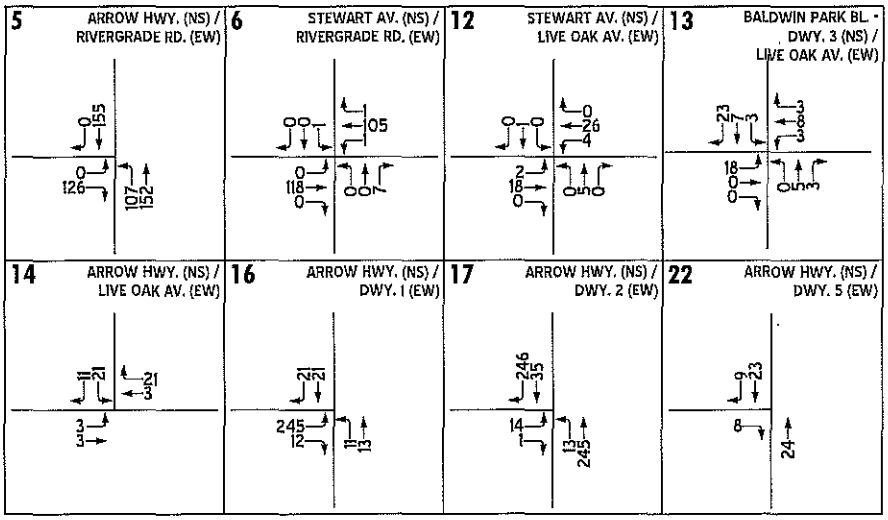
(#) = INTERSECTION ID

= FUTURE ROADWAY

NOTE: PEAK HOUR VOLUMES PRESENTED ARE CONVERTED TO PCE

EXHIBIT J: PROJECT PM PEAK HOUR INTERSECTION VOLUMES





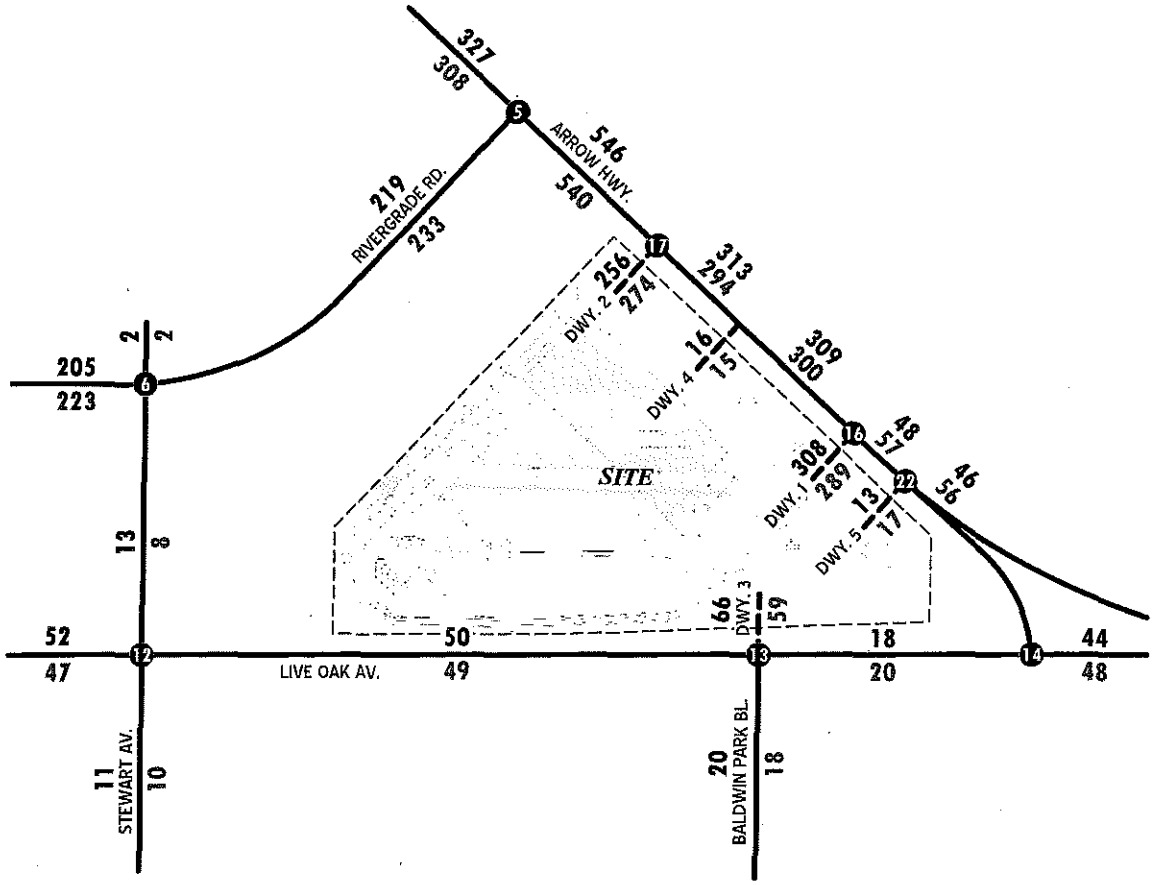
LEGEND:

= INTERSECTION ID

= FUTURE ROADWAY

NOTE: PEAK HOUR VOLUMES PRESENTED ARE CONVERTED TO PCE

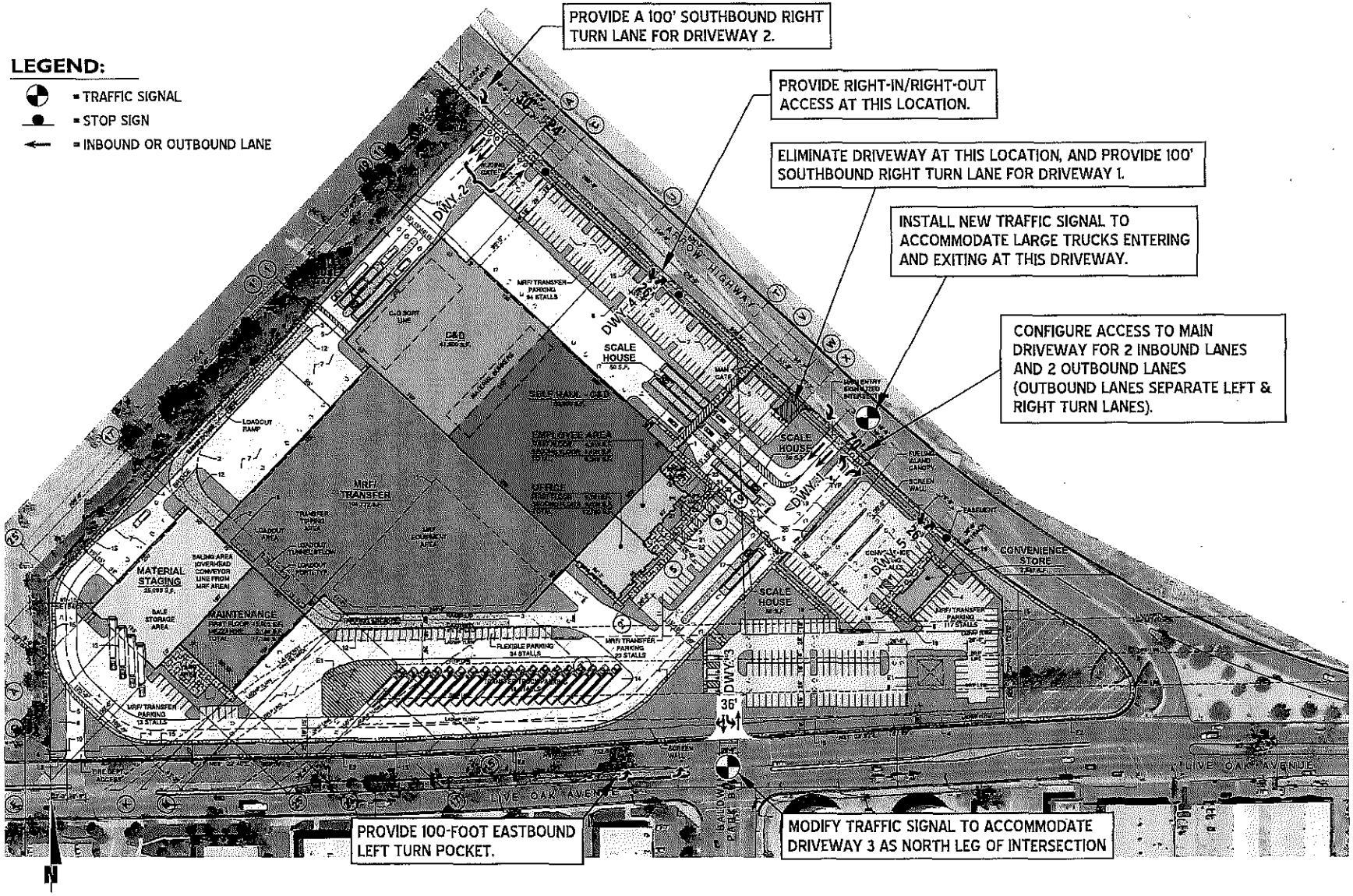
EXHIBIT K: PROJECT ONLY LINK VOLUMES



LEGEND:

- (#) = INTERSECTION ID
- ---- = FUTURE ROADWAY
- 100 = PROJECT ONLY AM PEAK HOUR LINK (2-WAY) VOLUMES, PASSENGER CAR EQUIVALENTS (PCE)
- 100 = PROJECT ONLY PM PEAK HOUR LINK (2-WAY) VOLUMES, PASSENGER CAR EQUIVALENTS (PCE)

EXHIBIT L: SITE ACCESS RECOMMENDATIONS



9.0 Mitigation Monitoring and Reporting Program

State CEQA Guideline §15097 directs the Lead Agency, the City of Irwindale, to adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. This Mitigation Monitoring and Reporting Program (MMRP) is required as a condition of approval by the City of Irwindale order to ensure that the mitigation measures and project revisions identified in the EIR are implemented. The MMRP will be monitored by various departments of the City of Irwindale. This MMRP includes the mitigation as identified in the Final EIR; and those which are required to address the potential environmental impacts associated with implementation of the proposed project. CEQA (Public Resources Code Section 21081.6 (a) (1)).

State CEQA Guidelines §15370 defines "mitigation" as:

- Avoiding the impact completely by not taking a certain action or parts of an action;
- Minimizing the impact by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations, during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.

Note: *Authority cited: Section 21083, Public Resources Code; Reference: Sections 21002, 21002.1, 21081, and 21100(c), Public Resources Code.*

In addition to mitigation measures ("MM"), the *Irwindale Materials Recovery Facility and Transfer Station Project* is required to comply with project design features ("PDF"). PDFs are designed during the initial planning phase and are incorporated into the physical design of a project. PDFs have been introduced by either the Applicant or the Lead Agency as a way to reduce an anticipated effect. This mitigation program incorporates both MMs and PDFs. All direct and indirect impacts that can be avoided or reduced to less than significant levels by the mitigation program are discussed in the EIR. The mitigation program serves as a means to reduce or avoid any identified potentially significant adverse impacts from implementation of the Proposed Project. When these potentially significant adverse impacts remain significant, even after imposing the mitigation program, such impacts are identified as significant and unavoidable. (State CEQA Guidelines §§15091, 15097, and 15126.4). Refer to **Table 9.0-1 Irwindale Materials Recovery Facility and Transfer Station Project EIR Mitigation Monitoring and Reporting Program.**

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
AIR QUALITY / GREENHOUSE GASES / ODORS / HEALTH RISK ASSESSMENT				
MM AQ-1	**Dust Control / SCAQMD Rules 402 and 403** In order to offset potential impacts that could occur without compliance with Rules 402 and 403, the City shall ensure the Proposed Project adheres to the provisions of SCAQMD Rules 402 and 403 regarding construction-related fugitive dust control by implementing a dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. The Applicant shall ensure that contractors implement a fugitive dust control program pursuant to the provisions of SCAQMD Rules 402 and 403. This program shall include, but not limited to the following: • Prior to issuance of any grading permit, the City Engineer and Senior Building Inspector shall confirm that the grading plan and building plans stipulate that, in compliance	Athens Services / City of Irwindale City Engineer and Senior Building Inspector; to be observed during twice yearly inspections	Prior to issuance of grading permit	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	with SCAQMD Rule 403, fugitive dust shall be controlled by the applicable best available control measures listed in Table 1 of Rule 403. • Water or a stabilizing agent shall be applied at least three times daily, preferably in the mid-morning, afternoon, and after work is done for the day, to exposed surfaces including graded and disturbed areas in sufficient quantity to prevent generation of dust plumes. • Track-out shall not extend 25 feet or more from an active operation and track-out shall be removed at the conclusion of each workday. The contractor shall use a gravel apron, 25 feet long by road width, or a pipe-grid track-out control device to reduce mud/dirt track-out from active operations and			

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	unpaved truck exit routes. • A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. • All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches. • Traffic speeds on unpaved roads shall be limited to 15 miles per hour. • Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour. • On-site stock piles shall be covered or watered at least twice per day.			

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-2	**Construction Equipment** The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications to ensure minimum emissions under normal operations.	Construction Contractor, reporting to City of Irwindale City Engineer	Construction	
MM AQ-3	**Electricity** Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used, where available.	Athens Services; subject to the review and approval of City of Irwindale Building Inspector	Construction	
MM AQ-4	**Diesel Trucks** Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.	Athens Services; reporting to City of Irwindale City Engineer annually	Life of Project	
MM AQ-5	**Smog Alerts** Heavy equipment operations shall be discontinued–during first and second stage smog alerts.	Athens Services / City of Irwindale Code Enforcement to inspect site in the event of a smog alert.	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-6	**Construction Equipment** The use of 2010 model or newer construction equipment shall be required, where feasible.	Construction Contractor / City of Irwindale Code Enforcement	Construction	
MM AQ-7	**Construction Equipment** Older (prior to 2010 model year) construction equipment shall be retrofitted with appropriate emission control devices (Tier 2 or better) prior to onsite use.	Construction Contractor / City of Irwindale Code Enforcement	Construction	
MM AQ-8	**Heavy Duty Equipment** The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_x reduction and 85 percent PM reduction compared to the most recent CARB fleet average (i.e., Tier 2 equipment or better). Acceptable options for reducing emissions include the use of late model engines, low-emission	Athens Services and City of Irwindale Senior Building Inspector	Construction	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.			
MM AQ-9	**Truck Idling** All construction vehicles, both on- and off-site, and construction equipment idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). The construction contractor shall post visible signage within construction equipment operator components notifying equipment operators of the prohibiting against idling in excess of five minutes. The construction contractor shall provide awareness training to equipment operators regarding idling limits.	Athens Services and City of Irwindale Senior Building Inspector	Construction	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-10	**Paint** Contractors shall use varying-pressure-low-volume paint applicators or other application techniques with equivalent or higher transfer efficiency.	Athens Services and City of Irwindale Senior Building Inspector	Construction	
MM AQ-11	**Paint** Use super compliant VOC (and ROG) coatings for all architectural applications. (Rule 1113 of the SCAQMD established a schedule of VOC limits for architectural coatings. However, many manufacturers have reformulated their coatings to levels well below these limits. These are referred to as "Super-Compliant" and contain less than 10 grams of VOC per liter.)	Athens Services and City of Irwindale Senior Building Inspector	Construction	
MM AQ-12	**Fueling Station** Applicant shall properly maintain ROG emission control devices within the gasoline dispensing station pursuant to SCAQMD Rule 461.	Athens Services and City of Irwindale Senior Building Inspector City of Irwindale to observe during twice yearly inspections	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-13	**Fueling Station** All gasoline dispensing facilities shall meet the requirements of SCAQMD's Rule 461 to limit ROG emissions from gasoline dispensing facilities, including but not limited to using CARB-certified vapor recovery systems and spill boxes and periodic testing of the equipment.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-14	**Heavy Duty Diesel Trucks** Heavy-duty diesel trucks shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-15	**Transfer Trucks** The use of 2010 model or newer transfer trucks shall be required whenever older vehicles are replaced or upgraded, per SCAQMD Rule 1193.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-16	**Transfer Trucks** Older (prior to 2010 model year) transfer trucks shall be equivalent to Tier 2 emission standards (such as particulate filter traps) prior to onsite use.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-17	**Off –Road Heavy Duty Equipment** The Project Applicant shall require ~~all~~ on-site off-road heavy-duty equipment (loaders, excavators, skid steer) to meet USEPA Tier 3 emissions standards. These on-site off-road construction equipment used in operation of the Project shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the applicant shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of the certified tier specification for each piece of heavy-duty equipment, BACT documentation, and CARB or SCAQMD operating permit shall be provided to the City prior to operation of the Project.	Athens Services and City of Irwindale Senior Building Inspector	Prior to the operational phase	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-18	**Diesel Trucks Idling Times** All diesel truck operators shall strictly abide by the applicable State law requirements for idling, as described in the Airborne Toxic Control Measure (CCR, Title 13, Section 2485), which limits vehicles with gross vehicular weight ratings of more than 10,000 pounds to no more than five minutes of idling of the primary engine or the diesel-fueled auxiliary power system at any location. Trucks engaging in unloading at the Project site and load weighing/financial transactions at the scale house shall be prohibited from idling in excess of five minutes. Visible signage notifying truck operators of idling limits shall be posted near all site entrances. In the event third party collection haulers were required, all diesel truck operators that use the facility would be encouraged, and if reasonably possible by Athens to require contractually, to apply in good faith for funding from an established CARB or SCAQMD funding program to either retrofit or replace engines.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM AQ-19	**Odor Control** Applicant shall minimize odors during operation of the MRF/TS by properly maintaining design features and equipment designed to reduce and eliminate odors and pursuant to provisions of SCAQMD Rule 410.	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	
MM AQ-20	**Odor Control** On-Site Management Plan No. 3; Athens Services Odor Control Program shall include a requirement that any and all odor complaints shall be referred directly to the City of Irwindale Community Development Department Code Enforcement Division. Odor complaints shall be substantiated by the City as follows: a. Inspection and confirmation by Code Enforcement Division Staff; and/or b. Inspection and confirmation by the SCAQMD; and/or c. A qualified consultant, as determined and selected by the City, will be retained to	Athens Services and City of Irwindale Senior Building Inspector to observe during twice yearly inspections	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	collect samples to quantify odor intensity using a Nasal Ranger or other comparable instrument. Such consultant shall be retained by the City at the sole expense of the Applicant. Facility representatives shall conduct an odor survey as soon as practical, but not to exceed 2 hours after receiving an odor complaint or notification from the SCAQMD or the LEA. Upon substantiation of an odor complaint, Applicant shall meet with the City within 48 hours to determine actions to remedy the odor complaint. A detailed action plan shall be prepared within 72 hours of the meeting identifying the steps to be taken to remedy the issue. All remedies shall be at the sole expense of the Applicant, and shall be implemented / installed as soon as feasible.			
MM AQ-21	**Odor Control** As a means to address public concerns and complaints regarding odors, the Project Applicant	Athens Services	Life of Project	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	shall publicly post the SCAQMD odor complaint phone number [1-800-CUT-SMOG (1-800-288-7664)] and website address (http://www.aqmd.gov/complain/reporting_aq_problems.html) on signs that are visible from the street at all entrances to the MRF/TS facility.			
BIOLOGY				
MM BIO-1	**Pre-Construction Survey** The Applicant shall comply with the regulatory requirements of the federal Migratory Bird Treaty Act and California Fish and Game Codes §3503, §3503.5, and §3513 regarding Proposed Project grading and construction activities. *Pre-construction Surveys for Nesting Birds* The Applicant shall implement the following protective measures to ensure implementation of the Migratory Bird Treaty Act and compliance with State regulations during construction. To the extent feasible, the Applicant and/or the construction contractor(s) shall trim/remove all vegetation/tree	Athens Services / Qualified Biologist selected and overseen by City of Irwindale	Prior to initial grading permit	

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	limbs necessary for Proposed Project construction between September 1 and January 31. Should construction activities or vegetation removal commence between February 1 to August 31, pre-construction surveys for nesting birds shall be conducted for any affected tree(s) located within the public right of way by a qualified biologist to ensure that no active nests would be disturbed during project implementation. A preconstruction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the qualified person shall inspect the street trees located within the public right of way and areas immediately adjacent to the project site for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist, in consultation with the California Department of Fish and Game, shall determine the extent of a construction-free buffer zone to be established around the nest until the young have fledged.			

Table 9.0-1
Irwindale Materials Recovery Facility and Transfer Station Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
CULTURAL RESOURCES				
MM CR-1	**Native American Monitor** The Applicant and City shall consult with the Gabrieleño Band of Mission Indian Tribe, prior to on-site earthwork activities, to invite a Native American Monitor at the project site for the excavation and ground disturbance activities.	Athens Services / City of Irwindale Senior Planner / Gabrieleño Band of Mission Indian Tribe	Prior to earthwork	
MM CR-2	**Archaeological Resources** In the event any previously undetected archaeological resources are encountered during project construction, all excavation and ground disturbance activities shall cease and a qualified archaeologist will be contacted within 24 hours to evaluate the nature and significance of any such discoveries. If a discovery proves to be significant, additional work (such as data recovery excavation) may be warranted. Work may be resumed with approval of the attending archeologist and City Staff. Further, should unforeseen artifacts become uncovered during site grading, the Applicant would be required to adhere to all City and State of California procedures, including Section 21083.2(i)	Athens Services / City of Irwindale Senior Planner / City-approved qualified archeologist	Life of Project	

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	of the CEQA Statutes and Section 15064.5 of the CEQA Guidelines regarding stoppage of work, handling of discovered materials, and notification of proper authorities to ensure that the construction/operation of the MRF/TS project would not have an adverse effect on cultural resources.			
MM CR-3	**Paleontological / Geological Resources** In the event that any unknown (remaining) paleontological or geological resources are encountered during project implementation, the Applicant shall cease earthwork immediately and contact a qualified paleontologist or geologist within 24-hours to evaluate the nature and significance of any such discoveries. Work may be resumed with approval of the attending archeologist and City Staff.	Athens Services / City of Irwindale Senior Planner / City-approved qualified paleontologist or geologist	Life of Project	
MM CR-4	**Human Remains** If human remains are discovered during project activities, the City of Irwindale Planning Department and the Los Angeles County Coroner's office shall be notified within 24 hours under state law (California Health and Safety Code § 7050.5) and all	Athens Services / City of Irwindale Senior Planner	Life of Project	

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	activities in the immediate area of the find shall cease until appropriate and lawful measures have been taken. If the Coroner determines that the remains are Native American, the NAHC shall also be contacted (California Public Resources Code § 5097.98). In accordance with Section 5097.98 of the *California Public Resources Code,* the NAHC shall designate a Most Likely Descendent, who may make recommendations concerning the disposition of the remains in consultation with the City and the project archaeologist.			
GEOLOGY				
PDF GEO-1	**Geotechnical Report** The Applicant shall have a California Registered Geotechnical Engineer prepare a site-specific Report to the satisfaction of the City Engineer prior to issuance of the grading permit. This report will be undertaken in accordance with the CGS Guidelines for Evaluating and Mitigating Seismic Hazards in California. This report will provide design specification to assure the Proposed Project is developed within accepted federal, State, and local laws, regulations, and guidelines.	Athens Services / City of Irwindale Engineer	Prior to issuance of a grading permit	

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
NOISE				
MM N-1	**Ambient Noise** Prior to construction, the construction contractor shall obtain authorization from Irwindale's building inspector to exceed the ambient base noise level by more than five (5) dBA during construction activities at the property boundary for industrial zoned land use.	Athens Services / City of Irwindale Building Inspector	Prior to construction	
MM N-2	**Construction Hours of Operation** The construction contractor shall limit all construction activities from 7 a.m. to 7 p.m. Monday through Saturday. No construction activity shall be conducted on Sundays or during legal holidays.	City of Irwindale Building Inspector	During construction	
MM N-3	**Soundwall** The construction contractor shall construct the soundwall around the site perimeter during the initial construction phase to establish the means for noise reduction during subsequent construction and operations. In the event that the soundwall is not constructed prior to construction of the buildings, a	Athens Services / City of Irwindale Building Inspector	Initial construction phase [within first 30 days]	

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	temporary sound barrier or curtain shall be used as a temporary measure to reduce noise impacts (by at least 5 decibels) until the soundwall can be constructed.			
MM N-5	**Haul Route** The construction contractor shall operate and maintain a City-approved haul truck traffic route restricted to major traffic arteries, and prohibited from using Baldwin Park Boulevard south of Live Oak Avenue.	Athens Services, subject to review and approval of City Engineer	Prior to construction	
MM N-5	**Construction Equipment** The construction contractor shall provide construction equipment equipped, operated, and maintained with manufacturer recommended mufflers or the equivalent. The construction contractor shall locate staging and delivery areas as far as feasible from sensitive land uses or adjacent occupied buildings and schedule deliveries during daytime hours when residential areas south of the project site are less susceptible to annoyance from outside noise.	Athens Services / City of Irwindale Building Inspector	During construction	

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Irwindale Materials Recovery Facility and Transfer Station Project EIR
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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
MM N-6	**Idling Time** The construction contractor shall post rules visible to drivers that require turning-off construction equipment when not in operation (for more than 5 minutes). The construction contractor shall shield stationary equipment operating under full power for more than 60 minutes that would otherwise not be shielded by the perimeter soundwall.	Athens Services / City of Irwindale Building Inspector	During construction	
MM N-7	**Ambient Noise** The Applicant shall implement all of the following: • For the western/southwestern property boundary (for approximately the first 450 feet of the property boundary north of Live Oak Avenue), the Applicant shall construct the 8-foot perimeter masonry soundwall on top of a two-foot berm so that the effective height of the soundwall would be 10 feet (with the exception that the berm is not required to be constructed on any utility easements).	Athens Services / City of Irwindale Building Inspector and Senior Engineer	During construction	

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	• The Applicant shall modify nighttime operations (10 p.m. – 7 a.m.) that result in verified noise complaints to eliminate objectionable noise during the nighttime hours. The applicant shall notify the City of any noise complaints received within 24 hours of receiving the complaint and provide a proposed amendment to the On-Site Management Plans to demonstrate a reduction in ambient noise within one (1) week, subject to review and approval of the City upon a finding that the amendment will result in compliance with adopted noise standards of the City of Irwindale and the City of Baldwin Park. • The Applicant shall obtain authorization by permit from the City to exceed ambient noise levels from facility operations on the western/northwestern boundary and the			

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	southern boundary (for 5 a.m. to 7 a.m.) pursuant to IMC Section 9.28.120. If the applicant does not obtain authorization by permit to exceed noise levels, the applicant will be required to modify operations to reduce noise levels between 5 a.m. to 7 a.m. to 65 dBA.			
TRAFFIC				
MM T-1	**Off-Site Improvement** To mitigate potential traffic impacts at I-605 NB Off-Ramp (NS) / Live Oak Avenue (EW)(#8), the developer will be required to construct or fund the following improvement: • Install a traffic signal. • Construct a 2nd northbound right turn lane. • Provide a 3rd westbound through lane by modifying the existing raised median. This will also provide additional queuing storage for the westbound left turn lane at the intersection of I-	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans		

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	605 SB On-Ramp (NS) / Live Oak Avenue (EW).			
MM T-2	**Off-Site Improvement** To mitigate potential traffic impacts to I-605 SB Off-Ramp (NS) / Arrow Highway (EW)(#3), the developer will be required to construct or fund the following improvements: • Construct a 2nd southbound left turn lane.	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans		
MM T-3	**Off-Site Improvement** To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 1 (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall install a traffic signal and construct the intersection with the following geometrics: • Northbound Approach: One left turn lane (two way turn lane) and two	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

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Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	through lanes. • Southbound Approach: Two through lanes and one right turn lane. • Eastbound Approach: One left turn lane and one right turn lane. • Westbound Approach: N/A			
MM T-4	**Off-Site Improvement** To mitigate potential traffic impacts to Arrow Highway (NS) / Driveway 2 (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall install a stop control on the eastbound approach and construct the intersection with the following geometrics: • Northbound Approach: One left turn lane (two way turn lane) and two through lanes. • Southbound Approach: Two through	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

Table 9.0-1
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Mitigation Monitoring and Reporting Program

Mitigation Measure Number	*Mitigation Measure*	*Monitoring/Reporting Responsibility*	*Mitigation Timing*	*Mitigation Verification Signature/Date*
	lanes and one right turn lane. • Eastbound Approach: One shared left turn and right turn lane. • Westbound Approach: N/A			
MM T-5	**Off-Site Improvement** To mitigate the potential impact to Driveway 3 – Baldwin Park Boulevard (NS) / Live Oak Avenue (EW), the Applicant shall be required to do the following: Prior to commencement of operations, the Applicant shall modify traffic signal to include Project Driveway 3 (north leg) and construct the intersection with the following geometrics: • Northbound Approach: Two left turn lanes and one shared through-right turn lane. • Southbound Approach: One left turn lane and one shared through-right turn lane. • Eastbound Approach: One left turn lane (100-foot pocket length), two through lanes, and one defacto right turn lane.	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

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	• Westbound Approach: One left turn lane, two through lanes, and one right turn lane.			
MM T-6	***Arrow Highway (NS) / Driveway 4 (EW)*** – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics: • Northbound Approach: Two through lanes (no left turn access). • Southbound Approach: One through lane and one shared through-right turn lane. • Eastbound Approach: One right turn lane. • Westbound Approach: N/A ***Arrow Highway (NS) / Driveway 5 (EW)*** – Install stop control on the eastbound approach and construct the right in / right out driveway intersection with the following geometrics: • Northbound Approach: Two through lanes (no left turn access). • Southbound Approach: One through lane	Athens Services, subject to review and approval of City Engineer and Senior Building Inspector and Caltrans	Prior to commencement of operations	

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	and one shared through-right turn lane. • Eastbound Approach: One right turn lane. • Westbound Approach: N/A			
WATER QUALITY AND HYDROLOGY				
PDF WQ-1	The Proposed Project shall be conditioned by the City to be certifiable at the Silver level utilizing U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) green building rating systems. The LEED[1] rating system requires water efficiency in the design of a project through water use reduction, efficient landscaping, and innovative wastewater treatment technologies, as well as sustainable site selection; energy performance standards; materials and resource selection criteria; and indoor air quality practices.	Athens Services / City of Irwindale Senior Planner	Life of Project	

[1] LEED is a building tool that addresses the entire building lifecycle recognizing best-in-class building strategies. The LEED certification of a project is a program that provides third-party verification of green buildings based on a credit system for the categories of: sustainable site selection; water efficiency; energy performance; materials and resource selection; and indoor air quality. (http://www.usgbc.org/leed/rating-systems)

ATTACHMENT "I"

CEQA Findings

Aesthetics

The aesthetics analysis contained in the Final EIR and Recirculated Draft EIR (collectively, "Final EIR") remains valid and appropriate for the revisions to the proposed project. As discussed in Addendum No. 1 to the Environmental Impact Report Irwindale Materials Recovery Facility and Transfer Station Project ("Addendum"), the revisions would not increase total developed area, and the project would retain its fundamental design characteristics (e.g., the height would not be increased and the façade changes are consistent with City Planning recommendations). Accordingly, the Final EIR's analysis and conclusions, which are summarized below, remain applicable to the revised project.

The Final EIR thoroughly analyzed the potential aesthetic impacts of the project, including possible view impacts and the potential for the project to degrade the existing environment. With respect to possible viewshed impacts, the Final EIR concluded that the proposed project would not result in significant impacts, including from public trails on the Santa Fe Dam. Likewise, the proposed project would not impact views from other vantages in the area, including views of the San Gabriel Mountains to the north. All public views across the project site of the San Gabriel Mountains, including those from Live Oak Avenue, are highly obscured by natural features (trees) and man-made features (powerlines, fences, automobiles, stoplights, and the Santa Fe Dam). These obstructions greatly impact existing views and the introduction of the proposed project, while it would further obstruct such views, would not result in a significant impact.

The Final EIR also properly analyzed the potential of the project to degrade the existing environment. The existing environment is largely characterized by industrial development, with industrial/warehouse buildings immediately to the south, west, and northwest of the project site. The Santa Fe Dam, which is a 100-foot high stone structure, is located to the east, north, and northeast of the project site. The project site, while currently largely unimproved, was previously developed. The vacant site does not have the characteristics of a high visual-quality open space, so the introduction of the building would not degrade an important aesthetic feature of the area. Moreover, the exterior of the building will conform to the City's Commercial and Industrial Design Guidelines. The revised project includes minor revisions to the design, consistent with recommendations from the City Planning Department. As discussed in the Addendum, these changes would not result in a new significant impact.

The project would be consistent with the development of the area, merely introducing another industrial building into an area comprised of industrial and warehouse uses (including large oil tanks, distribution centers, parking lots, and waste management facilities). Like surrounding buildings, the project building would be entirely enclosed, with operations taking place within the building. Also, although the proposed project would be taller than adjacent industrial development, it would be significantly lower than the adjacent Santa Fe Dam (which is approximately 100 feet tall). Thus, the project would introduce a building that steps down heights from the Santa Fe Dam to the adjacent industrial development.

The project will not degrade the area and will not result in urban decay. First, as discussed previously, the project would be consistent with surrounding industrial uses and development. Second, as evidenced by the analysis in the Final EIR, the project's significant and unavoidable impacts would not

impact area residences such that it would cause residents to relocate. The closest residences, which are located approximately 325 feet from the project site and separated from the project site by industrial uses and Live Oak Avenue, would not be impacted such that residents would choose to relocate. The construction of the project would not introduce a use substantially different from the uses already immediately adjacent to the existing residences. Likewise, the project would be constructed in an area already developed with industrial and warehousing uses, all of which are not likely to be impacted by the proposed project. There was also no evidence of any potential urban decay impacts presented prior to approval of the Final EIR.

The project also would not generate significant litter that could result in an aesthetic impact. First, the Materials Recovery Facility and Transfer Station ("MRF/TS") would be located in a fully enclosed structure designed to control odors, dust, and litter. Also, the project would implement a Litter Prevention Program, which includes routine hardscape sweeping throughout the day and a cleaning crew to remove litter from landscaped areas. The site would be fully surrounded by walls, fencing, and landscaping, which would ensure that any wind-borne litter would remain on-site. Also, all materials brought to the MRF/TS facility would be delivered by enclosed trucks or covered debris boxes, and trucks leaving must likewise be enclosed or covered. Through compliance with this Litter Prevention Program, the revised project would not result in any aesthetic impacts from litter.

Air Quality/GHG/Odor/Health Risk Assessment

The analysis in the Final EIR with respect to potential air quality, GHG, odor, and health risks remains valid and appropriate for the revised project, which would not notably impact the operational characteristics of the proposed project in a manner that could result in a new significant impact or increase the severity of an identified significant impact. The proposed revisions consist of minor internal site revisions, not changes to the operations of the proposed project (i.e., the number of trucks and maximum throughput remain the same).

Air Quality

The Final EIR properly evaluated potential air quality impacts, and adopted all feasible mitigation measures where necessary. For instance, with respect to the project's significant and unavoidable ROG and NO_x impacts, the Final EIR incorporates MM AQ-12 – MM AQ-18 to reduce those impacts to the maximum extent feasible. All other proposed mitigation measures, whether proposed by commenters or otherwise, were determined to be infeasible. For example, with respect to the use of alternative-fueled transfer trucks, the Final EIR noted that a mitigation measure mandating such use was infeasible because there are simply not enough suppliers of such trucks to reasonably satisfy fleet needs. Nevertheless, as such vehicles become available, compliance with SCAQMD Rule 1193 will ultimately result in the phasing-in of alternative-fueled transfer trucks.

The Final EIR also discussed potential health effects of concentrations of air pollutants that exceeded state and/or national ambient standards. Table 3.3-2 of the Final EIR, for instance, outlines the health and atmospheric effects of potential pollutants. Alone, this type of analysis satisfies the requirements of CEQA because it provides decision-makers and the public with information about the potential environmental effects of the project. See *Beverly Hills Unified School District v. Los Angeles County Metropolitan Transportation Authority* (2015) 241 Cal.App.4th 627, 667 [EIR properly included an appendix that identified the potential adverse health effects of exposure to each of the pollutants]. The Final EIR also included a Health Risk Assessment, which analyzed the potential for the project to expose

sensitive receptors to TACs that could cause short-term and/or long-term adverse human health effects (i.e., disorders such as eye watering, respiratory or heart ailments, and other non-cancer related diseases). See Final EIR, Appendix C. Finally, the Final EIR's responses to comments note that the NO_x and ROG, which are the only pollutants that would exceed the significance thresholds, are ozone precursors and the health concern would be an increase in ozone, a regional pollutant. As noted in Table 3.3-2, high concentrations of ozone can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue. The Final EIR incorporates all feasible mitigation to minimize the impacts associated with emissions of ROG and NO_x.

GHGs

With respect to potential GHG impacts, the Final EIR included an exhaustive analysis that was based on applicable regulatory guidelines. The Final EIR concluded, using the significance thresholds proposed by the SCAQMD, that the project would result in a significant GHG impact, unless mitigation was imposed. The EIR utilized a dual-pronged approach to analyzing potential impacts from GHGs: (1) whether the project would exceed the SCAQMD threshold of 10,000 MT CO2e per year, and (2) whether the project would be in conflict with the State of California's goals for reducing GHGs. CEQA does not mandate any one methodology for evaluating impacts from GHGs. Moreover, the California Supreme Court has recognized that the use of a numerical threshold, alone, is sufficient to analyze GHGs. See *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204. Also, courts continually recognize that lead agencies have discretion to formulate the thresholds of significance used in an EIR. *North Coast Rivers Alliance v. Marin Mun. Water Dist.* (2013) 216 Cal.App.4th 614, 625. Here, the City determined that evaluating the project's GHG impacts against the SCAQMD's 10,000 MT CO2e threshold was reasonable and appropriate, and provided a meaningful assessment of the project's GHG emissions.

The Final EIR, which quantified both stationary and mobile source emissions to assess potential impacts, concluded that the project would generate approximately 58,834 MT CO2e per year (making very conservative assumptions regarding truck trips). Thus, the proposed project was determined to exceed the 10,000 MT CO2e threshold, and mitigation was required to reduce this significant impact. The revised project would likewise exceed the 10,000 MT CO2e threshold. As discussed below, to minimize such impacts to a less than significant level, MM AQ-22 requires the applicant to purchase verifiable and certified GHG offset credits in an amount sufficient to ensure project emissions are offset such that they would not exceed 10,000 MT CO2e.

The Final EIR was not required to conduct a business-as-usual analysis to assess emissions impacts. As discussed above, CEQA does not mandate any methodology for evaluating GHG impacts. Moreover, courts have questioned the propriety of using a business-as-usual analysis applying AB 32's standards because AB 32 focuses on statewide emissions, not project-level emissions. See *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204.

To reduce the project's impact to a less than significant level, MM AQ-22, which requires the purchase of offset credits and mandates compliance with Title 24, was imposed. Section 15126.4 of the CEQA Guidelines specifically permits the use of offsets to mitigate impacts. MM AQ-22 will be enforced by the City through verification that the offset credit program is part of CAPCOA's GHG Reduction Exchange, which was created in response to the needs of local governments and project proponents for high-quality credits that could serve as mitigation under CEQA. *CAPCOA GHG Reduction Exchange Administrative Guidelines* at 5. The CAPCOA GHG Exchange provides assurances that a local air district

has verified or validated that the credits are of the highest quality. *Id.* at 6. The South Coast Air Quality Management District is a participating local air district.

An offset credit is generated as a result of an emissions reduction beyond what would otherwise be required from a separate project (i.e., the offset is generated only if the project's emissions are reduced sufficiently to create an offset credit). Thus, the offset credit system incentivizes projects to reduce GHG emissions because the offset credits generated can be purchased to account for emissions generated by other projects. The *CAPCOA GHG Reduction Exchange Administrative Guidelines* provide, for instance, that credits are derived from voluntary emission reduction projects that follow rigorous protocols and guidance approved by CAPCOA, and are implemented to ensure the credits are real, quantified, verified/validated, permanent, fully enforceable, and are additional or surplus to any reductions that are required (or would otherwise occur). *CAPCOA GHG Reduction Exchange Administrative Guidelines* at 5.

An offset credit can be purchased by another emitter of GHGs as a means of off-setting their own emissions. Therefore, the existence of the offset (and the incentives created by the potential purchase of the offset credit) results in a reduction of emissions. Thus, the efficacy of MM AQ-22 to reduce emissions is supported by CEQA Guidelines Section 15126.4 and the CAPCOA GHG Reduction Exchange. This is consistent with the CEQA Guidelines definition of mitigation, which includes, among other things, (1) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment and (2) compensating for the impact by replacing or providing substitute resources or environments. CEQA Guidelines § 15370.

Moreover, when undertaking its rulemaking pursuant to SB 97, the California Natural Resources Agency expressly identified offsets as a valid method of mitigating GHG impacts. When adopting the amendments to CEQA Guidelines Section 15126.4, specifically the provisions related to GHG mitigation, the Natural Resources Agency noted that such "measures could include, among others, the purchase of offsets...." *California Natural Resources Agency Final Statement of Reasons for Regulatory Action: Amendments to the State CEQA Guidelines Addressing Analysis and Mitigation of Greenhouse Gas Emissions Pursuant to SB 97* at 47. The Natural Resources Agency also stated that offsets are a way "to provide regulated entities a source of low-cost emission reductions, and ... encourage the spread of clean, efficient technology...." *Id.* at 89. Thus, the Natural Resources Agency expressly found that "the offset concept is consistent with the existing CEQA Guidelines' definition of 'mitigation'...." *Id.* The agency further added that "the Natural Resources Agency finds that by expressly requiring that any mitigation measure be feasible, supported with substantial evidence, and capable of monitoring or reporting, section 15126.4(c) adequately addresses the concern ... that offsets may be of questionable legitimacy." *Id.* at 90. All of the requirements for appropriate mitigation are, therefore, satisfied by MM AQ-22.

MM AQ-22 expressly provides that the applicant must purchase verifiable and certified GHG offset credits and provide verification of the purchase annually after the project begins operations. Through the MMRP, this measure was incorporated as a condition of approval of the project. *Gray v. County of Madera* (2008) 167 Cal.App.4th 1099, 1116 [the incorporation of mitigation measures into conditions of approval is sufficient to demonstrate that the measures are enforceable]. The MMRP is the identified statutory mechanism for setting forth how a public agency ensures that a project proponent complies with all adopted project changes or conditions of project approval during project implementation. Pub. Res. Code § 21081.6(a)(1). Thus, the City will enforce the measure and, as noted in the Final EIR, would verify that the offset credits are part of CAPCOA's GHG Exchange. Final EIR at C&R-629.

Odors

The revised project would not impact the Final EIR's analysis and conclusions with respect to the project's potential to generate odors because project operations, which include those components potentially causing odors, would remain the same. The Final EIR concluded that the project would not result in significant odor impacts because, among other things, (1) the project includes an Odor Control Management Program, (2) transfer trucks parked outdoors would be subject to MM AQ-20, (3) the facility would have exhaust air drawn through odor-absorbing activated carbon that would neutralize odors, and (4) a non-toxic neutralizing misting system to control odors not fully absorbed by the activated carbon would be utilized. The project's Odor Control Management Program, as outlined in the Final EIR's technical appendices, provides the following:

- All of the areas where putrescible, green waste and commercial waste is dumped and processed will be fully enclosed with doors and exhaust fans. The exhaust fans will be equipped with spray nozzles that will spray water with an odor-controlling agent.

- All paved areas outside the buildings will be swept at least once daily. The tipping areas will be cleaned with a loader throughout the day. Work platforms and sorting equipment will also be cleaned daily.

- Materials are handled on a first-in, first-out basis such that waste, including residuals from the sorting process and waste brought to the facility for transfer, remains on-site no longer than 48 hours after its arrival.

MM AQ-20 further refines the Odor Control Management Program to require that any and all odor complaints be referred to the City of Irwindale Community Development Department Code Enforcement Division. It also requires inspections to investigate any odor complaints. Compliance with MM AQ-20 will ensure that any odor issue, should it arise, be addressed immediately. Upon identification of an odor issue consistent with MM AQ-20, a detailed plan for remedying the issue and eliminating the odor must be prepared within 72 hours. Also, in addition to MM AQ-20, mitigation measures MM AQ-19 and MM AQ-21, as well as compliance with SCAQMD Rule 410, would further ensure that odor impacts would be less than significant.

Health Risk Assessment

The Final EIR's analysis of the potential health risks associated with the project's generation of TACs, as outlined in the project's Health Risk Assessment, remains accurate and appropriate for the revised project. The minor revisions to the project do not impact the operational characteristics of the project (e.g., throughput, number of trucks, and number of employees), which would be the primary contributor to any potential health impacts. Thus, the Final EIR's conclusions that the project would result in a less than significant impact with respect to increased risks to human health are still applicable.

The Final EIR's analysis complied with the guidance and standards of the California Office of Environmental Health Hazard Assessment (i.e., the *Air Toxics Hot Spots Program Guidance*), as well as the methodologies prescribed by the SCAQMD's *Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics "Hot Spots" Information and Assessment Act.* Very conservative health risk methodologies were used in the risk assessment in order to estimate maximum potential health risks.

For instance, the analysis assumed residents would have a continuous exposure of 24 hours per day, 350 days per year for a 70-year lifetime. Because most people do not remain at home all day and average residents change homes every 11 to 12 years, this assumption is highly conservative. These conservative methodologies overestimate both non-carcinogenic and carcinogenic health risk, possibly by an order of magnitude or more. Therefore, for carcinogenic risks, the actual probabilities of cancer formation in the populations of concern due to exposure to carcinogenic pollutants are likely to be lower than the risks derived using the risk assessment methodology.

The maximum unmitigated incremental cancer risks from operations would be 8.6 (residential adult receptor), 4.2 (residential child receptor), 2.8 (off-site worker), and 0.6 (school children receptor) cancers per million, which are below the SCAQMD significance threshold of 10 in one million. Notably, Mitigation Measures AQ-1 through AQ-18 would further reduce the cancer risks. The maximum mitigated incremental cancer risks from operations would be 7.4 (residential adult receptor), 3.6 (residential child receptor), 2.5 (off-site worker), and 0.5 (school children receptor) cancers per million.

Biological Resources

The project proposes to develop the largely vacant site, including the removal of existing vegetation and several trees. However, as discussed in the Final EIR, the proposed project was found not to significantly impact biological resources. As outlined in the Addendum, the proposed minor revisions to the project would not require any revision of the analysis in the Final EIR.

The project site is currently vacant and is comprised of non-native grasslands. However, it was previously developed, so the site is considered highly disturbed. Although the non-native grassland does provide some biological value, the existing non-native vegetation is not considered to be of noteworthy habitat value, is not considered to have the potential to support special status species, and does not have high conservation value requiring mitigation. Consistent with this determination, there were no special status species detected on-site or adjacent to the project site during site investigations. Also, the project site would not provide a critical linkage to areas of native habitat. The surrounding area is highly developed, with the only open space being located at the Santa Fe Dam Recreation Area.

The Final EIR's conclusions regarding the absence of a significant impact on biological resources were based upon, among other things, (1) research of past records of the project site and (2) multiple habitat assessments/biological surveys. Together, this evidence supports the Final EIR's conclusions with respect to the project's potential to impact biological resources. For instance, although the habitat assessment/biological survey was conducted in 2009, there is also substantial record evidence that the project site is not a potential burrowing/nesting habitat for burrowing owls. Consistent with well-accepted practice, the potential for sensitive species to occur on the project site was assessed based on the existing biological conditions, as well as historical and currently available species data. Also, the project site's characteristics have not changed since 2009, as it remains comprised of non-native grasses, and there is existing development in the form of multiple large power line structures, which are accessible by Southern California Edison. There was no evidence presented during the comment/public review period for the Final EIR that suggests the conclusions in the Final EIR (including the observations from the biological survey) are unsupported. The determinations of the Final EIR are also based not solely on the surveys, but on a compilation of information obtained from additional resources, site observations, and existing site characteristics, which show that the project would not significantly impact biological resources. In addition to the research discussed above, a qualified biologist reviewed the site's conditions in 2009 and

2010, and several times each year from 2012 to 2016, to confirm that site conditions had not changed substantially.

The originally proposed project would have left the majority of the project site undisturbed, and the minor revisions to the site plan would not change or modify the disturbance area. As discussed in the Addendum, the minor revisions would increase the square footage of the building and include other design and site orientation changes. However, these changes do not significantly modify the overall development area of the project site, which would be entirely disturbed (as was the case with the original project). Because the minor revisions would not change the ultimate site disturbance characteristics of the project, and because the site was determined not to have any habitat or sensitive species, the conclusions in the Final EIR apply to the revised project. The Addendum's analysis further supports this conclusion. Also, MM BIO-1, which requires a pre-construction survey for nesting birds, would apply to the revised project. Thus, any potential impacts to nesting birds that could be on the project site would be reduced to a less than significant level.

Cultural Resources

The Final EIR concluded that, while it was not expected that historical, archaeological, paleontological resources, or human remains are likely to occur on-site, it is possible that such resources could be encountered during the construction, grading, and excavation associated with the proposed project. As such, the Final EIR included mitigation measures (MM CR-1, MM CR-2, MM CR-3, and MM CR-4) that would ensure any discovery of such materials would be adequately mitigated to ensure impacts are less than significant.

The Final EIR's analysis was based largely on a Phase I Cultural Resources Study performed in 2009. That study concluded that the project site, though highly disturbed, had the potential for cultural resources. The study's conclusions were also supported by analysis in the Final EIR, which discussed the history of the project site and the results of a cultural resources records search. This evidence constitutes substantial evidence supporting the conclusions of the Final EIR because, although the study and research were conducted in 2009, subsequent site investigations confirmed that the project site had not changed. Moreover, the nature of cultural resources is such that their presence or nonexistence is not likely to change over a limited amount of time. Here, there was no evidence demonstrating or suggesting that the conclusions of the study and research were no longer adequate or appropriate.

The project revisions would not result in a new significant impact to cultural resources. The revisions are minor, and would not significantly change the ultimate scope of construction, grading, excavation, or any other activities that could encounter cultural resources. Regardless, even if such resources were encountered, the mitigation measures included in the Final EIR, which are still applicable to the revised project, would ensure that any impacts associated with such encounters would be less than significant.

Environmental Justice

The Final EIR's conclusions about the potential environmental justice impacts of the proposed project also apply to the revised project. The revised project is, like the originally proposed project, a state-of-the-art recycling center located in an area that supports a wide range of long-established industrial land uses and activities, many of which are located in even closer proximity to residential areas, and some of which operate adjacent to residential uses. Further, the proposed project will not cause any new waste

to be generated in the region, and the proposed facility will serve local and regional communities in pursuit of attainment of the state's 75% waste reduction goal.

The Final EIR's analysis of potential environmental justice impacts was wholly consistent with the guidelines of the California Environmental Protection Agency's California Communities Environmental Health Screening Tool Report. With or without the proposed project, the same amount of waste material will be generated and will need to be transported and processed within the Los Angeles Basin (including the San Gabriel Valley), and the effects of those waste management operations will simply occur at another location within the region in the absence of the project. Finally, the proposed site was selected in part for its location along designated truck routes, for its efficient freeway access for trips into and out of the facility, and for its ability to avoid or minimize routing traffic through more sensitive residential routes.

Geology and Soils

The project site is within a geologically active region, which necessitates site-specific investigation and consideration of foundation and other structural requirements. To ensure that the impacts associated with the project's location in an active seismic area are minimized, Project Design Feature ("PDF") GEO-1 in the Final EIR requires the project applicant to prepare a site-specific Geotechnical Report to the satisfaction of the City. This report, which is also required for the revised project, will provide design specifications to ensure that the proposed project is developed consistent with federal, state, and local requirements. For instance, the revised project would be designed and constructed in accordance with the California Building Code and the City of Irwindale Building Standards and Codes.

The revised project will, like the original project analyzed in the Final EIR, require grading as well as possible excavation and filling. As such, the erosion of stockpiled soil and/or exposed soil surfaces could result. However, the project is required to prepare a Storm Water Pollution Prevention Plan to comply with NPDES permit requirements, which mandate the implementation of best management practices to ensure that construction would not result in excessive erosion or runoff. These measures may include limiting construction access routes and stabilizing access points, staking/marking construction limits, protecting cut and fill surfaces from sheet, rill, and gully erosion, and stabilizing temporarily denuded areas with seeding, mulching, jute netting, hay bales, and silt fences. With implementation of these measures, the revised project would not result in a significant geologic or soils impact, including at a project-specific and cumulative level.

Hazards and Hazardous Materials

The Final EIR thoroughly evaluated the potential of the project to result in hazards or hazardous material impacts. As noted in the Final EIR, a Phase I and II Environmental Site Assessment Report was prepared to identify potential hazardous conditions on the project site.

The Final EIR recognized that the proposed project may include the use of equipment or activities that could create a potential for safety hazards. The project may include the use of bulldozers and scrapers, a compactor, and/or grappler, and the facility may process ignitable, radioactive, or other hazardous materials. However, while the project may utilize equipment or handle waste that could be considered hazardous, the project applicant has established, as part of the project, several safety management plans that are mandatory conditions of the project. Moreover, the handling of hazardous waste at facilities like the project is closely and highly regulated, as discussed in detail in the Final EIR.

The proposed project's potential hazardous materials impacts will be reduced to a less than significant level through compliance with applicable standards. In addition, the incorporation of several PDFs, all of which adopted are conditions of approval, will further reduce such impacts. PDF HAZ-1, for instance, requires the project applicant to form a Safety Committee that will (1) review the project's on-site management plans and (2) review the project's operations to ensure the MRF/TS facility is in compliance with the permitted capacity for waste streams. PDF HAZ-2 requires the applicant to obtain approval of the management plans by the City. With the implementation of these measures, as well as compliance with applicable regulations, the Final EIR concluded that the proposed project would not have a significant impact with respect to hazards or hazardous materials.

This conclusion considered the potential for release of hazardous emissions or materials near sensitive receptors (i.e., Margaret Heath Elementary School). The proposed project site layout, building orientation, and ingress and egress locations were specifically modified to direct both construction and operational traffic away from the intersection of Live Oak Avenue and Baldwin Park Boulevard. This was done to ensure that traffic from the proposed project is routed away from this intersection to minimize effects on residences south of the Live Oak Avenue industrial corridor in the City of Baldwin Park and on the Margaret Heath Elementary School. The trucks entering and exiting the facility would be more than one-quarter mile away from the Margaret Heath Elementary School.

Because the minor revisions to the project proposed by the applicant would not make changes that would augment operations of the project, the conclusions of the Final EIR remain valid. There would be no new significant environmental impact generated by the proposed revisions.

The on-site management plans required by PDF HAZ-2 have already been substantially drafted (see Final EIR Appendix B), but do require approval by the City. The plans, as outlined, include specific standards to ensure that the site will not have hazardous impacts, including requiring training for MRF/TS facility leadership, load checking/review, and ensuring disposal of hazardous waste in compliance with applicable standards. These measures are consistent with CEQA. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 241 Cal.App.4th 943, 961 [a traffic management plan required as a condition of approval is appropriate]. Moreover, these measures complement the requirements imposed by state and local agencies for management of hazardous materials, which will, alone, reduce project impacts to a less than significant level. There is no evidence in this instance of any remaining hazards potential. Thus, there are no impacts to be reduced or avoided by the PDFs.

Per the MRF Hazardous Materials Program, any hazardous materials found on-site, whether brought by a self-hauler or otherwise, must be removed using the appropriate protective equipment and relocated to the Hazardous Waste Storage Cabinet. The Storage Cabinet must be emptied at least every 90 days (or whenever it is full). The storage of hazardous materials on-site would not result in a significant impact because, as discussed in the Final EIR, state and local law strictly regulate the storage and handling of such materials to ensure that there would be no significant impacts.

Land Use and Planning

The Final EIR includes a detailed analysis of the project's potential land use impacts on (1) applicable plans and policies and (2) non-applicable plans and policies, including those within the City of Baldwin Park's General Plan.

With respect to the adjacent City of Baldwin Park, the Final EIR analyzed the project's consistency with the Baldwin Park 2020 General Plan, although that plan is not "applicable" to the project. The Final EIR concluded that, because the project is adjacent to the Baldwin Park North Industrial Focus Area, which is characterized by a variety of older manufacturing and heavy commercial land uses with interspersed non-conforming residential uses, the project would not conflict with the 2020 General Plan. The Final EIR's general analysis of consistency with applicable plans complies with CEQA, which mandates that an EIR discuss potential inconsistencies between a proposed project and *governing* plans. *City of Long Beach v. Los Angeles Unified School Dist.* (2009) 176 Cal.App.4th 889, 918-919 [EIR must identify and discuss any inconsistencies between a proposed project and the governing general plan]. Here, although the Baldwin Park 2020 General Plan does not govern the project, the EIR nevertheless included a general discussion showing the project's consistency with the land uses proposed by that plan. As discussed in the Final EIR, the project would be consistent with the surrounding land uses, would be buffered from residential uses in Baldwin Park by industrial uses in that city, and represents an improvement over current conditions. Finally, the site layout, building orientation, and other characteristics of the project were designed to ensure that project operations (e.g., traffic) would not impact Baldwin Park residences or impede the attainment or implementation of the 2020 General Plan. The proposed revisions would not change the project substantially or result in a new significant environmental impact.

Regarding the City's General Plan, the Final EIR concluded that the proposed project would be consistent with applicable policies and standards. Table 3.9-3 of the Final EIR, for instance, identifies specific policies or programs of the General Plan and discusses the project's consistency with those measures. Additionally, the project's proposed General Plan designation of Commercial/Industrial would be appropriate because that designation "***supports either industrial development ... or commercial***...." General Plan at 40 (emphasis added). Table 2-7 of the General Plan, *Land Use Designation and Development Standards*, likewise notes that light industry, heavy industry, distribution, or commercial uses are typical land uses that are permitted within the Commercial/Industrial designation. Thus, the proposed designation clearly contemplates not only industrial development, but heavy industrial and distribution uses.

The revisions to the proposed project, which consist of minor revisions to site characteristics, would not impact operations of the project, and would not result in a new significant impact. Therefore, the analysis and conclusions set forth in the Final EIR remain appropriate.

Noise

The Final EIR analyzed whether the proposed project would have a significant noise impact, both during its construction and operation. The Final EIR concluded that the project would result in short-term significant and unavoidable construction noise impacts, even with mitigation, as well as long-term operational noise impacts from operations (i.e., truck trips). The minor revisions to the proposed project would not change the operational characteristics of the proposed project (e.g., throughput, truck trips, number of employees), and thus the analysis and conclusions of the Final EIR remain appropriate.

With respect to construction, the minor revisions to the project would result in similar minor revisions to construction (e.g., new square footage, movement of certain facilities, and additional grading), although not a substantial change in construction (e.g., would not substantially extend construction time period, would not require the use of additional construction equipment not previously analyzed). The revised project would require additional grading trucks, but those trucks would be utilized only during the short grading phase (30 days), only during the hours of 7:00 AM – 7:00 PM, and would represent only a minor contributor to traffic noise. Thus, the minor revisions to the project would not substantially increase the severity of an identified significant impact, or result in a new significant impact.

The Final EIR's noise analysis was based, in part, on a noise assessment that was performed at an existing MRF/TS facility in the City of Industry. That study modeled noise generated by a MRF/TS facility that handles 8,500 tons of throughput per day, which far exceeds that of the proposed project. That study, although conducted in 2003, still accurately represents the anticipated noise from a facility similar to the proposed project. Moreover, as discussed above, that study represents a conservative (worst-case) scenario, because it identified noise from a project with a substantially greater throughput than the proposed project. Also, the assumptions in that study do not reflect recent improvements in noise insulation and other improvements that could reduce noise beyond the estimates contained in the study. The noise levels at the City of Industry facility were also taken on March 31, 2009, and identified an L90 (continuous noise from the facility) of 50 dBA. The Final EIR relied upon these studies and calculations, as well as existing conditions, to determine that the operation of the proposed project (excluding traffic generated by the project) would not exceed applicable standards.

The Final EIR also evaluated the potential of construction noise to result in significant impacts, concluding that construction noise would result in a short-term significant and unavoidable impact. To assess this impact, the Final EIR considered all aspects of construction noise impacts, including the potential contribution of haul trips. As noted in the Final EIR, however, construction trucks would have a minimal effect on existing traffic noise levels because they would represent a very small percentage of overall existing traffic. For instance, the Final EIR concluded that there would be 1,875 haul trips during the grading phase of construction (which would last approximately 30 days). The revised project would increase this number of haul trips during the 30-day grading period to 4,050 trips. Thus, there would be approximately 73 additional haul trips per day over the 30-day grading period, which would be spread throughout the 12-hour construction day. The Final EIR acknowledged that haul trips would raise ambient noise levels along haul routes (dump trucks would generate 88 dBA at 50 feet). However, these trucks would travel on highly used roads only infrequently and during only a short period of the project's overall construction schedule. For instance, the haul trips are a fraction of the project's operational truck trips (3,897 daily trips), which would result in a significant impact at only one location.

The Final EIR determined that the project would have a cumulatively considerable noise impact, based upon the analysis contained in the Final EIR. For instance, the Final EIR concluded that the project would have a significant operational impact from truck trips, including at both existing (2013) and future (2016 and 2035) years. See *Table 3.10-10, Peak-Hour Traffic Noise Levels in the Vicinity Existing (2013) Versus Future (2016 and 2035).* These calculations inherently included traffic increases from cumulative projects, supporting the Final EIR's conclusions about cumulative impacts of the proposed project. The Final EIR concluded that construction noise from the project would not result in a cumulative impact. There are no cumulative projects within the vicinity of the project that could contribute to a significant cumulative impact. For instance, the nearest cumulative project in the City of Irwindale – the approved KARE Youth League/Santa Fe Dam Sports Park – is located a substantial

distance (more than 3,000 feet) from the project site. Because the proposed project's construction impacts would be limited to noises emanating from the project site, the project's construction noise would not combine with other construction projects to result in a cumulative impact.

Public Services and Utilities

The Final EIR analyzed the project's potential to result in impacts to public services and utilities, including water supply, electricity, and solid waste. As discussed in the Final EIR, all impacts were determined to be less than significant. With respect to water supply, for instance, the project would result in a water demand of 945,871 cubic feet (21.7 acre feet) of water per year. Final EIR Table 3.11-2. The project's water would be supplied by the Valley County Water District, which, as discussed in the Final EIR, has sufficient surpluses of water (including during multiple dry years) to accommodate the project's future demand. For instance, based upon the Valley County Water District's 2010 Urban Water Management Plan ("UWMP"), it would have a surplus of approximately 782 acre feet of water during Year 3 of a Multi-Dry Year. This surplus far exceeds the 21.7 acre feet per year demanded by the proposed project. Thus, the project's water demand impacts were considered less than significant.

The Final EIR relied upon the 2010 UWMP, as that was the plan in existence at the time of the Notice of Preparation ("NOP"). The 2010 UWMP represents the Valley County Water District's best understanding of the state of water management at the time of its adoption (June 2011). Thus, the Final EIR properly relied upon that plan. Nevertheless, the Valley County Water District's 2015 UWMP, like the 2010 UWMP, concluded that the district continues to have a stable and reliable water supply.

Because the minor revisions to the proposed project would not result in a substantial increase in public service or utility use, the Addendum concluded that supplemental subsequent analysis was not required. The minor revisions will not change the operational characteristics of the project, which are the primary factors for determining public services and utility usage. Therefore, the revisions would not result in a new significant impact or increase the severity of an identified significant impact.

Traffic Generation and Circulation

The Final EIR analyzed the potential for the project to generate traffic, whether truck or otherwise, that could result in a significant impact. After a thorough analysis, the Final EIR concluded that, because the project would contribute to cumulative existing or projected deficiencies on (1) the I-210 freeway mainline segments eastbound and westbound of the Irwindale Avenue on- and off-ramps, (2) the I-605 northbound off-ramp at Live Oak Avenue, and (3) the I-210 westbound off-ramp at Irwindale Avenue, the project's traffic impact was significant. Moreover, because the improvements necessary to mitigate such impacts are not within the jurisdiction of the City (Caltrans has jurisdiction), the mitigation measures would not reduce the significant and unavoidable impact. It should be noted, however, that the City and Caltrans are closely coordinated and working cooperatively to complete the necessary improvements identified in MM-1 and MM-2.

To evaluate potential traffic impacts at intersections, the Final EIR utilized the 2000 Highway Capacity Manual ("HCM 2000") as the technical guide for evaluation of traffic operations. The HCM 2000 was used and deemed appropriate by Caltrans because the 2010 Highway Capacity Manual had not been fully implemented at the time. The HCM 2000 defines level of service ("LOS") as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The HCM 2000 methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches and uses different procedures depending on the type of intersection control. For signalized intersections, for example, average total delay per vehicle for the overall intersection is used to determine LOS.

The methodology used in the Final EIR represented a conservative estimate of existing conditions (2013) for the AM and PM Peak Hours. The Final EIR used trip counts obtained in 2011 combined with a growth factor formulated by the traffic engineer to provide a conservative estimate of 2013 existing conditions. The conservative nature of the analysis with respect to the PM Peak Hour is evidenced by the Final EIR using trip counts for key intersections in 2013, and determining that there was an approximately 4.0% overall (among studied intersections) decrease from 2011 to 2013 in traffic counts for the PM Peak Hour. With respect to the AM Peak Hour, the study intersections showed a roughly 1.80% increase from 2011 to 2013 overall. Thus, to account for this increase, the Final EIR applied an AM Peak Hour adjustment factor of 1.018. This analysis is considered both conservative and consistent with the City's Policy Guidelines for Traffic Impact Reports.

Also, the Final EIR and Traffic Impact Assessment included updated peak hour count data (using the same methodology) to assess conditions in 2016. The updates confirmed the Final EIR's conclusions, as well as the applicability and appropriateness of mitigation measures, when accounting for additional cumulative projects.

To accurately analyze long-range (2035) traffic impacts, the Final EIR utilized a "generalized growth factor" (1.106) from the 2010 Congestion Management Program for the County of Los Angeles ("2010 CMP"), as contained in Appendix D, Exhibit D-1, General Traffic Volume Growth Factors. The 2010 CMP is recognized as an appropriate source for traffic impact methodology, including with respect to anticipated growth. The generalized growth factors identified in the 2010 CMP, as explained in that document, are based upon regional modeling efforts, and estimate the general effect of cumulative

development and other socioeconomic changes on traffic throughout the region. Moreover, the Final EIR applied the growth factor *in addition to* the cumulative project/other development data to develop the Long Range 2035 baseline peak hour data (cumulative projects + background growth were also used to derive the 2016 interim year (without project) traffic). See Final EIR Section 3.12.6. The Final EIR's analysis was reasonable and appropriate under CEQA, and based upon substantial evidence. The Traffic Study Report for I-605/Live Oak Avenue/Arrow Highway Interchanges (December 14, 2012), as cited by the Final EIR, provides further evidence that the use of the 2010 CMP growth factor was reasonable to assess potential traffic impacts in 2035.

The Final EIR's analysis, by converting truck trips to passenger cars using passenger car equivalents (PCE), considered the potential for safety issues due to truck and car mixing. PCE values have been used in the traffic impact analysis to convert flows of mixed traffic into equivalent flows of passenger cars. Through the use of such conversions, the Final EIR's analysis captures the potential for trucks to impact traffic and cause possible safety issues (because, as traffic increases, the potential for safety issues also increases). Thus, the impact of trucks on existing traffic flows was properly analyzed in the Final EIR, and that analysis implicitly included an analysis of the potential for truck/car conflicts. It should also be noted that the Final EIR (and Addendum) includes mitigation measures to ensure that potential conflicts from turning movements in the vicinity of the project's driveways would be adequately mitigated. Moreover, the project site is located in a highly industrial and developed area that is accustomed to truck traffic (i.e., traffic from the Waste Management San Gabriel/Pomona Valley facility). The paths of travel for future trucks would be primarily on high-capacity roads such as Live Oak Avenue and Arrow Highway, both of which are four-lane roads. These factors, along with the measures included in the Final EIR, and project design would further ensure all car/truck conflicts would be minimized appropriately.

The Final EIR's analysis was also based upon substantiated assumptions about the number of trucks that would enter the site, based upon average trip generation and throughput capacity. As shown on the site plan, the revised project has numerous locations of ingress and egress, and separates transfer trucks from self-haul vehicles. This separation, along with the queuing and parking spaces and distinct paths of travel, ensures that internal circulation will function efficiently and that traffic safety issues will not result.

The Final EIR includes all feasible mitigation measures to minimize the project's significant traffic impacts. However, with respect to necessary improvements that are within the jurisdiction of Caltrans, the Final EIR mandates that the developer either construct or fund its fair share of the improvements. See Final EIR MM T-1 and MM T-2. Because these improvements are within the jurisdiction of Caltrans, and thus the City of Irwindale cannot mandate they be constructed, the Final EIR concludes that the impacts would remain significant and unavoidable. This analysis complies with CEQA.

The revised project's minor changes in site design do not impact traffic, as throughput and truck trips would remain the same. Thus, no new significant impacts or an increase in the severity of an identified significant impact would result.

Water Quality and Hydrology

The Final EIR included a comprehensive analysis of potential water quality and hydrology impacts, including the potential for the project to adversely impact water supplies. As outlined above in

the *Public Services and Utilities* discussion, the Final EIR relied on the Valley County Water District's 2010 Urban Water Management Plan, which was the applicable UWMP in existence at the time of the NOP and EIR preparation. That UWMP concluded that the Valley County Water District would have a surplus of approximately 782 acre feet of water during Year 3 of a Multi-Dry Year. This surplus far exceeds the 21.7 acre feet per year demanded by the proposed project. Thus, the project's water demand impacts were considered less than significant.

The 2015 UWMP, like the 2010 UWMP, concluded that the district has a stable and reliable water supply. Moreover, that updated plan identifies numerous measures that have been implemented within the past five years to reduce water usage and ensure water is utilized efficiently. For example, prior to the adoption of two water reduction measures by the Valley County Water District (Resolution No. 07-15-765 and Ordinance No. 05.15-127), the water use rate averaged about 159 gallons per day per capita. After the adoption of the reduction measures, the water use rate decreased approximately 44 gallons per day to 115 gallons per day per capita (for FY 2014–2015). The reduction in average water usage is reflective of the fact that recently implemented measures (both local and statewide) designed to conserve water have been extremely effective. Also, per the 2015 UWMP, during a multiple dry year sequence (i.e., FY 2011–2012 to FY 2013–2014, where total amount of rainfall was below historical averages), groundwater production has remained stable and did not compromise the ability of the Valley County Water District to provide a reliable source of water to its customers. As such, the 2015 UWMP concluded that, based on current management practices, the Valley County Water District has an adequate supply over the next 20 years under single- and multiple-year drought conditions. *2015 UWMP, Section 7.2.*

As discussed in the Addendum, the minor revisions to the proposed project would not result in new significant impacts to hydrology and water quality. The operational characteristics of the project (i.e., maximum throughput, truck trips, and employees) would remain the same as for the originally proposed project. The minor revisions to the site plan would also not result in a new significant impact because (1) the project site would not be subject to a greater overall development (i.e., disturbance) and (2) mandatory compliance with applicable regulations, such as NPDES permitting and stormwater and water management plan preparation, would ensure potential impacts remain less than significant. Also, with respect to water supply, the minor site changes, including additional square footage, would not substantially increase water demand because the operational characteristics would not change.

ATTACHMENT "J"

BALDWIN PARK 60TH ANNIVERSARY 1956-2016

Shannon Yauchzee, Chief Executive Officer

November 23, 2016

Mr. Gustavo Romo
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

RE: Comments on the Irwindale Entitlements: conditional use permit, Site Plan and Design Review, Development Agreement, Zone Ordinance Amendment, General Plan Amendment and Franchise Agreement

Dear Mr. Romo:

The City of Baldwin Park respectfully submits these comments on the entitlement plans for the Irwindale Materials Recovery Facility and Transfer Station (MRF/TS) Project located at 2200 Arrow Highway, including Conditional use permit number 08-2016, Site Plan and Design Review (DA Number 06-2016, Development Agreement Number 02-2016, Zone Ordinance Amendment Number 04-2016, General Plan Amendment Number 02-2016 and Franchise Agreement.

On January 21, 2009, the City Council for the City of Baldwin Park adopted Resolution No. 2009-0002 in opposition to the MRF/TS. To ensure that Baldwin Park's residents and businesses are adequately protected against impacts from the Project, the City Council for the City of Baldwin Park has no alternative but to strongly oppose the development of a MRF/TS at the proposed location, which lies immediately adjacent to the jurisdictional boundary between the cities of Baldwin Park and Irwindale.

When the City of Irwindale certified the final environmental impact report (FEIR) for the Materials Recycling Facility and Transfer Station Project (Project or MRF/TS) on June 8, 2016, it left consideration of the following six additional local land use entitlements for a later date: (1) a Site Plan and Design Review Permit for the actual development of the site; (2) a General Plan amendment (GPA) to change the land use designation of the site from "Commercial" to "Commercial/Industrial;" (3) a zoning ordinance amendment to reduce the alcohol sales distance requirements from recreational uses due to the convenience store location adjacent to the Santa Fe Dam recreational area; (4) a separate Development Agreement for the authorization of the use and Project conditions of approval; (5) a Conditional Use Permit (CUP) for the alcohol sales within the convenience store; and (6) an agreement for franchise and regulation of the Project operations.

On October 31, 2016, the Applicant (Athens Services) submitted applications for five of the six above discretionary approvals (all but the franchise agreement). You requested comments from City of Baldwin Park (Baldwin Park) planning staff by November 22, 2016. We appreciate the opportunity to provide comments on the applications and provide the following comments in response to your request.

- The applications are for a larger Project than approved, despite the FEIR Response to Comments citation to a passage from the RDEIR that promises that the overall square-footage will be capped at 247,007 square feet (SF). (FEIR at C&R-111, C&R 204, C&R 336-37 [citing RDEIR at 2.0-10].) In contrast, the applications are for a 267,969 SF Project—20,962 SF larger than the FEIR

analyzed, as reflected in its admitted square footage cap. The overage requires preparation of a supplemental or subsequent EIR ("further EIR") and circulation of the further EIR for public review.

- Public Resources Code section 21166 requires preparation of a further EIR where: (a) Substantial changes are proposed in the project which will require major revisions of the EIR; (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; or (c) New information, which was not known and could not have been known at the time the EIR was certified, becomes available. (Pub. Res. Code § 21166(a)-(c); 14 Cal. Code Regs. § 15162(a).) The further EIR must be circulated for public review and comment. (14 Cal. Code Regs. §§ 15162(d); 15163(c).)

- The applications are for a 265,382 SF materials recovery facility and transfer station and a 2,587 SF convenience store (267,969 SF total), whereas the FEIR states that the convenience store will be no larger than 2,390 SF and total square footage for both the convenience store and all buildings associated with the materials recovery facility and transfer station ("MRF/TS") will not exceed 247,007 SF. (FEIR at C&R-111, C&R 204, C&R 336-37 [citing RDEIR at 2.0-10 — "The exact specifications for individual uses within a building footprint may be higher or lower than these estimates, but in each case not to exceed the aggregate square footage footprint for each individual building as set forth above [247,007 total for all buildings."].)

- The significant expansion in square footage requires further analysis in a further EIR because the substantial changes in the size of the Project will require major revisions to the previous EIR due to new significant environmental effects and/or substantial increases in the severity of previously identified significant effects, including traffic and air quality impacts.

- For example, the FEIR explains that "for purposes of estimating project site grading emissions," 247,007 SF was used for all MRF/TS buildings and the convenience store. (C&R-111.) The additional square footage requires additional analysis of the air quality emissions to be supplemented in light of the larger Project to account for the Project's greater impacts. This analysis is critical because the air basin is already in non-attainment. (*See, e.g.*, FEIR at C&R-199.)

- Likewise, the Updated Traffic Impact Analysis ("TIA") attached to the FEIR bases its conclusions on a 246,022 SF project (including a 2,390 SF convenience store). (Updated TIA at 1, 9, 21.) The TIA must also be updated and a further EIR must be circulated for public comment.

- The Site Plan and Design Review Permit application includes more than a 222 percent increase in parking spaces as analyzed in the FEIR. The applicant now seeks to construct 327 parking spaces, but the FEIR considered the impacts of constructing only 147 spaces. For example, the FEIR at C&R-111 and C&R-204 shows that the quality analysis considered the emissions from construction of less than half of the presently proposed spaces. Preparation of a further EIR is required to address this substantial change. (*See, e.g., Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural Association* (1986) 42 Cal.3d 929, 937 [changes to a project to construct an amphitheater were substantial enough to require evaluation in a further EIR where seating was increased by 200 percent, the site was expanded, and a stage was reoriented].)

- We acknowledge that a Statement of Overriding Considerations was previously adopted for the Project, but the additional 20,000+ SF and a 222 percent increase in parking

spaces need to be analyzed to determine whether feasible mitigation is available to mitigate the incremental impacts over and above the significant impacts identified in the FEIR and addressed in the Statement of Overriding Consideration.

- Moreover, a further EIR is required because the substantial changes in the Project render invalid the FEIR's conclusions that there is no impact, an impact is less than significant, or that an impact is less than significant with mitigation. For example, given that construction of parking spaces is now proposed to double that analyzed in the FEIR, the further EIR must reassess the conclusion that air emissions attributable to construction activities are less than significant with mitigation. (FEIR at C&R-16.) Likewise, the further EIR must analyze whether mitigation is still sufficient to bring GHG emissions below the significance threshold, given the expansion in the Project's footprint. (FEIR at C&R-23 to 24.) The further EIR must also reassess the conclusion that there is no impact on aesthetics associated with construction or operational activities, given the substantial increase in the Project's size (more than 20,000 SF) and the fact that more than two-times the area of parking lot is proposed to be constructed.

- We note that prior to an approval of the GPA, zone change, and Site Plan and Design Review Permit (addressed below), Irwindale is required to make a finding that the Project, as modified in the applications, will be compatible with the existing and intended character of the area. (City of Irwindale 2020 General Plan, p.60; *see also* Irwindale Municipal Code §§ 17.80, *et seq.*; 17.84, *et seq.*; 17.70 *et seq.*) However, based on the FEIR previously certified, and based on the expanded footprint included in the applications, at this time there is insufficient evidence to support Irwindale making the requisite findings for the zone change and GPA because the Project would not be considered compatible with the existing and intended character of the area, and the project could be detrimental and potentially injurious to nearby receptors.

  - The EIR acknowledges at page 3.9-12 of Chapter 3.9 (Land Use Planning) that the project would be subject to review and compliance with municipal codes. The RDEIR states that "[T]he purpose of this review is to determine whether the characteristics of any such use are compatible with the types of uses generally permitted in the surrounding area." However, as stated in the EIR on page 3.3-23 (Chapter 3.3, Air Quality, Greenhouse Gas, Odor, and Health Risk Assessment), the nearest residence is located on the south side of Live Oak Avenue in the City of Baldwin Park approximately 325 feet from the Project. There are 17 residences that are located south of Live Oak Avenue that are approximately equal distance from the Project as the nearest residence. These 17 residences are part of a 50+-year old residential neighborhood. These residences, as well as the neighborhood residences, are single story homes with detached garages. Between the Project and the residential neighborhood is an area designated Industrial Commercial by Baldwin Park and primarily contains low profile (approximately 20 feet in height) buildings that are part of the Live Oak Commerce Center. CEQA requires consideration and mitigation of Project impacts on these land uses irrespective of whether the neighborhoods most severely affected are located in Irwindale or Baldwin Park. (*City of San Diego v. Board of Trustees of the California State University* (2015) 61 Cal.4th 945 [holding that mitigation of off-site environmental effects required]; *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 101-105 [holding that lead agency incorrectly found in EIR that funds appropriated for construction project could not feasibly be used to mitigate project's off-site traffic impacts].)

  - The scale of development given the imposing physical characteristics of the Project, as modified in the applications, is not consistent with the existing development along and south of Live Oak Avenue because the bulk of the proposed MRF facility is substantially larger than the existing buildings along and south of Live Oak Avenue. The existing non-

residential buildings range from approximately 20,000 square feet to 60,000 square feet. The new larger MRF/TS facility proposed in the applications is now 267,969 SF which is now four times larger than the non-residential structures along Live Oak Avenue. In addition, the heights of the structures along Live Oak Avenue are approximately 20 to 30 feet, whereas the Project is approximately twice that— the proposed structure ranges from 43 feet to 51 feet. The bulk and height characteristics of the proposed structure are not compatible. The FEIR's conclusion that the Project "does not conflict with any goal, plan or policy of the City's General Plan, or other land use plan, policy, or regulation" is unsupported and should be revisited in a further EIR—particularly in light of the new and substantially larger project now proposed by the applicant in its applications.

- In addition, prior to an approval of a GPA, zone change, or Site Plan and Design Review Permit, Irwindale is required to make a finding that the proposed use will not be materially detrimental to the public welfare or injurious to the adjacent properties. (City of Irwindale 2020 General Plan, p.60; *see also* Irwindale Municipal Code §§ 17.80, *et seq.*; 17.84, *et seq.*; 17.70 *et seq.*)

    - However, the EIR acknowledges that the project would result in significant and unavoidable operational and traffic-related noise impacts. The unavoidable operational noise impacts affect residents to the south and commercial users to the southwest, as well as offices and business along Live Oak Avenue and Arrow Highway as described on pages 3.10-35 and 3.10-37 of the EIR. The Project land use that generates these noise impacts which exceed existing noise standards are not, and cannot be considered compatible use with the surrounding area. Furthermore, the noise standards set by Irwindale as well as by Baldwin Park have been established to preclude harmful noise impacts to receptors such as residents, employees and visitors within their communities. The unavoidable exceedance of the noise standards could be detrimental and potentially injurious to nearby receptors.

    - These problems are made worse by the Project changes in the applications, which reflect a substantially larger project by square footage, and a 222 percent increase in parking spaces than were analyzed in the FEIR certified on June 8, 2016.

- In light of the incompatibilities and conflicts with the General Plan addressed above, issuance of a Site Plan and Design Review Permit is precluded by Irwindale Municipal Code section 17.20.020, which requires that "proposed development is compatible with surrounding development in terms of scale, style and construction materials; that on and off-site circulation is adequate to support the project; that city services are adequate and available; that projects are of the highest quality of land planning and design, and that projects reflect the design themes of the community and are consistent with the city's general plan and land use and planning, all in an effort to protect the health, safety and welfare of the community and to enhance the development, use, occupancy, health, safety and welfare of surrounding areas for residential, commercial or industrial uses or purposes."

    - Further, issuance of the Site Plan and Design Review Permit is precluded at this time by Irwindale Municipal Code section 17.70.040 because the FEIR as certified is inadequate under CEQA because it does not analyze the impacts of the substantially larger Project.

- The proposed amendment to the Zoning Ordinance seeking a revision to distance requirements for the sale of alcoholic beverages is concerning. The project description includes a CUP which is "required for the approval of the sale of alcoholic beverages in the proposed convenience store and for the gas station." (FEIR at C&R-7.) However per Section 17.58.040 of the Irwindale Municipal Code, a CUP shall not be issued for approval of the sale of alcoholic beverages if located within 300 feet from residential use or within one thousand feet from an educational

institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from the closest property line of each use. There is no analysis in the Project environmental document pertaining to this proposed change identifying the surrounding uses or the reason for the proposed amendment, yet the RDEIR shows that there are numerous sensitive receptors nearby. (RDEIR at 3.3-23.) Therefore, the FEIR must be supplemented to analyze the proposed change with respect to surrounding uses and sensitive receptors.

- Additionally, there is no indication that Irwindale's Municipal Code even allows for the required distance to be modified to accommodate the proposed uses, and the FEIR contains no explanation why the proposed modification would be consistent with the Municipal Code. The purpose and intent of the CUP requirements, including the distance requirements is "to preserve a healthy environment for residents and businesses by establishing a set of consistent standards for the safe operation of alcoholic beverage establishments." (Irwindale Municipal Code § 17.58.010.)

- Further, Irwindale Municipal Code section 17.80.040 requires the applicant to show the following facts before a CUP can be granted:

  - A. That the site for the proposed use is adequate in size and shape; and
  - B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
  - C. That the proposed use will not have an adverse effect upon adjacent property.

- Given the numerous adverse effects upon adjacent property, on its face, the application for the CUP does not meet or satisfy these requirements, and should be denied.

- In addition, the proposed General Plan designation of commercial/industrial is inappropriate for the Project, which should be designated as a straight industrial use.

  - The General Plan provides designations for Convenience Commercial and Community Commercial. Convenience Commercial includes smaller retail activities and businesses that typically cater to the daily household needs of the area residents. Community Commercial includes uses that generally have a larger market area and provide a wide range of goods and services including fuel retailers, fast-food restaurants, and other transportation-related services. (City of Irwindale 2020 General Plan, pp. 24-25.) In contrast, the designation of Heavy Industrial includes intensive industrial operations that may also include outdoor storage of materials and equipment as an ancillary use and Light Industrial applies to industrial operations located primarily inside buildings in a clean, well-maintained setting. (City of Irwindale 2020 General Plan, p. 25.)

  - The only arguably commercial portion of the Projects occupies 2,390 SF (as analyzed in the EIR) or 2,587 SF as reflected in the applications, of the Project's total square footage of 247,007 (now 265,382 SF per the applications). It is apparent that the overwhelming portion of this Project is devoted to heavy industrial use. The fact that the Waste Project will receive nearly 2,500 trucks per day, loading and offloading waste, should be evidence on its own that this Project is a heavy industrial use. Designating the Project as even partially commercial conflicts with the City's General Plan. We believe that the EIR is flawed in its conclusion that the Project would have a less than significant impact under threshold LUP-2, and this conclusion must be reanalyzed in light of the significant changes included in the applications. In fact, the Project will conflict with a number of policies in the General Plan that were adopted for the purpose of avoiding or mitigating environmental effects. Furthermore, the proposed General Plan designation of industrial/commercial

conflicts with the designation definitions included in the General Plan. The Waste Project should be designated as Heavy Industrial and the EIR must be revised to reflect this significant effect and recirculated.

- We reiterate Baldwin Park's April 27, 2016 and June 8, 2016 comments that approval of the Project would conflict with numerous policies in the General Plan, and therefore request that planning staff recommend modification of the applications to rectify all inconsistencies. The conflicting policies include:

    - Community Development Element policy 3, which provides that the City will continue to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements that are specified for their particular land use categories in the General Plan, and policy 5, which provides that the City will continue to promote comprehensive development consistent with this General Plan, as opposed to piecemeal and incremental planning. The Project conflicts with both of these policies because it requires a GPA to allow industrial development in a commercial area and a Zoning Ordinance amendment to allow a MRF/TS in a manufacturing zone. Rather than ensure that development of the site complies with existing General Plan designations and zoning, approval of the Project would require altering both to accommodate a Project that is not suitable for the area and will have negative impacts on surrounding incompatible uses.

    - Housing Element policies 3 and 4 require maintenance of existing housing, including affordable housing. The Waste Project site is located in close proximity to an established residential neighborhood. As stated in the RDEIR on page 3.3-23 (Chapter 3.3, Air Quality, Greenhouse Gas, Odor, and Health Risk Assessment), the nearest residence is located on the south side of Live Oak Avenue in the City of Baldwin Park approximately 325 feet from the Project. There are 17 residences that are located south of Live Oak Avenue that are approximately equal distance from the Project as the nearest residence. These 17 residences are part of a 50+-year old residential neighborhood. The negative impacts of the facility are likely to decrease surrounding property values, driving people away from these more affordable neighborhoods, which these communities are in short supply of already. This in turn will lead to housing decay. This result directly conflicts with Housing Element policies 3 and 4, requiring the conservation and maintenance of housing. CEQA's requirements with respect to the impact analysis and mitigation of off-site impacts are not lessened simply because the neighborhood in question is located in Baldwin Park. (*City of San Diego v. Board of Trustees of the California State University* (2015) 61 Cal.4th 945 [holding that mitigation of off-site environmental effects required]; *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 101-105 [district incorrectly found in EIR that funds appropriated for construction project could not feasibly be used to mitigate project's off-site traffic impacts].)

    - Resource Management Element policy 9 requires the cooperation with other agencies charged with improving air and water quality, and policy 10 requires the cooperation with surrounding cities in the implementation of regional resource management plans and programs. However, the Project will have serious negative impacts in the areas of air quality and greenhouse gas ("GHG") emissions. Therefore, approval of the applications would cause a failure to protect and improve air quality and conflict with the Resource Management policies.

    - Resource Management Element policy 19, under the General Plan's mining and reclamation section, requires consideration of environmental justice issues related to air quality and ensure that all land use decisions are made in an equitable fashion to protect

residents from health effects. Although the applications are not for a mining or reclamation project, the Project presents a similar level of impacts to such projects. Due to its serious environmental justice impacts, the applications conflict with Resource Management policy 19.

- Public Safety Element policies 4, 5 and 6 require measures to reduce the community's exposure to noise levels through land use compatibility and other strategies. The Project presents a number of serious noise impacts and these impacts are in part related to its location near a residential neighborhood and other land uses with which the Project is incompatible. These impacts violate the Public Safety Element policies.

- The Project also conflicts with Resource Management Element policy 11, which provides that Irwindale supports efforts to reduce GHG emissions. The Project will have significant and unavoidable GHG impacts.

- We appreciate your consideration of the above comments. We also note that prior to City Council consideration of a proposed zoning ordinance amendment, Site Plan and Design Review Permit, issuance of CUP, and GPA, the Planning Commission must hold a hearing to consider the approvals and recommend or deny the proposed approvals. (Irwindale Municipal Code §§ 17.84.040, 17.84.050, 17.80.070; 17.70.030(B) ["All site plan and design review applications filed in conjunction with variance, conditional use permit, zoning ordinance amendment and tentative tract map requests will be reviewed by the planning commission"]; City of Irwindale 2020 General Plan, p.60.) We request notice prior to the Planning Commission's consideration of any and all applications related to the Project. We also request notice of the City Council's consideration of the applications after action of the Planning Commission.

We thank you for your consideration of these general comments and the specific comments in the attached chart.

Respectfully,

CITY OF BALDWIN PARK

Shannon Yauchzee
Chief Executive Officer

cc: Dianne De Felice, Brownstein Hyatt Farber Schreck
Robert Tafoya, Tafoya & Garcia LLP

ATTACHMENT "K"

Athens MRF: Response to Baldwin Park Letter (November 23, 2016)

This document responds to the City of Baldwin Park ("Baldwin Park")'s November 23, 2016 comment letter concerning minor changes to the proposed Irwindale Materials Recovery Facility and Transfer Station ("MRF/TS"), which was submitted to the City of Irwindale ("Irwindale") Planning Department. That letter makes numerous assertions about the propriety of the Irwindale City Council's past approval of the MRF/TS Development Agreement, the proposed revisions to the MRF/TS, and any future approval of the MRF/TS entitlements.

Baldwin Park's comments reflect a previous iteration of the proposed revised project (based upon the October 31, 2016 submittal to Irwindale). Although the minor revisions to the proposed project were subsequently modified in later submittals (i.e., reducing the non-truck parking from 327 to 307 spaces), Baldwin Park's comments nevertheless warrant examination and response. Baldwin Park's claims are, as addressed below, meritless and are inconsistent with important statutory and regulatory authority and standards. Each of Baldwin Park's claims, which are separately identified on the attached bracketed letter, are addressed below.

Comment 1

Baldwin Park is correct that the site-specific entitlements submitted by the project applicant propose a minor increase in the overall square footage of the project (from 247,007 square feet to 265,228 square feet). The square footage increase is distributed through various individual components of the MRT/TS facility, as identified in the revised site plan. Baldwin Park alleges, however, that the previously certified Final EIR for the project "capped" the total square footage of the MRF/TS. This is correct only to the extent that the proposed project is not subsequently revised during the entitlement process and consistent with the requirements of the California Environmental Quality Act ("CEQA"). There is simply nothing that prohibits modifications to a project that was previously subject to environmental review, provided the changes are analyzed as required by CEQA. *American Canyon Community for Responsible Growth v. City of Am. Canyon* (2006) 145 Cal.App.4th 1062, 1073 [Public Resources Code Section 21166 applies to changes to a project that was previously addressed in an environmental document].

As Baldwin Park subsequently acknowledges, CEQA expressly contemplates project revisions and outlines a procedure for analyzing such changes. Public Resources Code Section 21166 and CEQA Guidelines Section 15162 outline the procedures for analyzing project changes. CEQA Guidelines Section 15162, for instance, provides that "[w]hen an EIR has been certified ... for a project, no subsequent [or supplemental] EIR shall be prepared for that project unless the lead agency determines ..." that there are "substantial changes" to the project or new information of substantial importance. Thus, only when changes are considered "substantial" (meaning resulting in a new significant impact or increasing the severity of a previously identified significant impact) is subsequent or supplemental review required.

However, notwithstanding the provisions regarding supplemental and subsequent EIRs, CEQA also recognizes that "minor" changes to projects should also be analyzed to confirm that they are not substantial changes. Thus, CEQA Guidelines Section 15164 directs lead agencies to

prepare an addendum to a previously certified EIR "if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent [or supplemental] EIR have occurred."

CEQA's procedures governing subsequent review are based upon the fundamental question of whether circumstances have changed enough to justify repeating a substantial portion of the environmental review process. *Citizens Against Air Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788,796. If circumstances have not changed enough, meaning that "substantial changes" or new information of substantial importance are not present, then lead agencies are directed to prepare an addendum. Consistent with this standard, because here the minor revisions to the MRF/TS would not trigger supplemental or subsequent review, an addendum is proper.

Comment 2

Public Resources Code Section 21166, coupled with CEQA Guidelines Sections 15164, prescribe the instances in which supplemental or subsequent review, or an addendum is required. As discussed above, the addendum prepared for the revisions to the MRF/TS facility – Addendum No. 1 to the Environmental Impact Report Irwindale Materials Recovery Facility and Transfer Station Project ("Addendum") – is proper and complies with CEQA. The Addendum need not be circulated for public review, but must be considered by the City Council together with the Final EIR when taking any action on the project's entitlements.

Comment 3

As discussed above, the project does propose a minor increase in square footage of the MRF/TS facility (approximately 7%), as well as the convenience store. Although suggested otherwise by Baldwin Park, the Final EIR does not serve to limit the square footage of the proposed project. Any statements about total square footage in the Final EIR reflected the project that was being analyzed in that document, but in no way precludes subsequent changes as long as those changes are analyzed as required by CEQA. CEQA does not freeze a proposed project and, through Public Resource Code Section 21166 and the CEQA Guidelines, expressly recognizes that project's may be revised and/or changed.

Comment 4

Please refer to responses to Comments 1-3, above.

Comment 5

The Final EIR did estimate construction air impacts using an assumed 247,007 square foot building. However, as discussed in the Addendum, the proposed revisions would not result in a noteworthy increase in air emissions because, although grading would increase, the type of construction equipment would remain largely the same, and the construction schedule would be consistent with what was analyzed in the Final EIR.

As identified in Table 3.3-10, the worst-case construction emissions from the previously proposed project would fall far below the SCAQMD's thresholds. Even assuming that the 7% increase in total square footage correlates to a similar increase in construction emissions (which is not the case), the project revisions would still fall well below the SCAQMD thresholds. Thus, a new significant impact would not result.

Comment 6

As discussed in the Addendum, the project revisions would not result in an increase in traffic because (1) the maximum throughput would not change and (2) the number of employees would not increase. The project's original Traffic Impact Assessment estimated maximum potential project trip generation for the MRF/TS facility by using the project's maximum tons per day (i.e., throughput). This methodology is, as outlined in the Final EIR, more appropriate than a straight square footage trip generation calculation. Thus, because the overall throughput maximum would not change with the revised project, the MRT/TS facility's trip generation figures from Tables 3.12-10 and 3.12-11 of the RDEIR would not change. Also, employee trips would remain the same as the project revisions would not result in additional employees.

Comment 7

First, Baldwin Park's letter incorrectly identifies the increase in parking as more than a 222% increase. The revisions propose to increase parking to 307 spaces, which is a far lower percentage increase. Moreover, unlike the conditions in *Concerned Citizens of Costa Mesa, Inc. v. 32nd Agricultural Association*, which is cited by Baldwin Park, the increase in the number of parking spaces is not correlated with an increase in the number of trips or other potential physical impact. The increase is related to Southern California Edison's allowing parking under their transmission line easement at the south area of the site and adding parking in the easement along the east side of the site along Arrow Highway. The increased parking spaces is solely for purposes of allowing a smoother employee shift change, but the increase in parking would not result in an increase in the number of employees or the number of trips per employee (2 trips per day).

Comment 8

As discussed above in responses to Comments 1 – 8, the revisions to the project would not result in any new significant impacts or increase the severity of a previously identified significant impact. The Addendum properly analyzes the proposed minor changes to the project, and provides substantial evidence supporting its conclusions.

Comment 9

Baldwin Park asserts that a "further EIR" is required to assess whether certain analyses in the Final EIR are still appropriate. However, as discussed above, a "further EIR" is only required in limited instances, none of which are present here (i.e., there are no new significant impacts or an increase in the severity of a significant impact). The Addendum's analysis

supports these conclusions, including with respect to the specific analyses referenced by Baldwin Park. For instance, the Addendum analyzes whether the revisions would result in an increase in overall construction such that air emissions could increase and result in a significant impact. It properly concludes that impact would remain less than significant, and is supported by substantial evidence. Similarly, the Addendum does evaluate whether the proposed project revisions would create new aesthetic impacts. However, as discussed therein, the revisions would not increase total developed area, and the project would retain its fundamental design characteristics (i.e., the height would not be increased, and the façade changes are consistent with City Planning recommendations). Because of these facts, the revisions would not result in a new significant aesthetic impact, and the Final EIR's conclusions remain valid and appropriate.

Comment 10

Baldwin Park reasserts claims previously made with respect to the Final EIR's analysis of the project's consistency with the existing and intended character of the area, asserting that the requisite findings cannot be made because the project "could be" detrimental and potentially injurious to nearby receptors. First, Baldwin Park provides no evidence of any such inconsistency or potential impacts. *Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 900 [mere uncorroborated opinion or rumor does not constitute substantial evidence]. The assertion that the project "could be" detrimental to nearby receptors is bald and unsupported. Second, the Final EIR thoroughly and appropriately evaluated the both (1) the project's compatibility with existing and intended characteristics of the area (refer to Final EIR Chapter 3.9, Land Use and Planning), and (2) the potential of the project to result in impacts to nearby sensitive receptors (refer to all sections of the Final EIR).

Comment 11

Baldwin Park appears to contend that the Final EIR (and Addendum) was required to evaluate additional potential impacts on residential uses south of Live Oak Avenue, located approximately 325 feet from the project site with intervening industrial uses. Again, Baldwin Park does not present any evidence that there could be a potential impact not analyzed in the Final EIR (and Addendum), and actually acknowledges that the Final EIR considered those residences in its analysis. For example, when discussing surrounding land uses, the Final EIR expressly notes that there are residences in the City of Baldwin Park that are located south of the project site beyond existing industrial uses. Final EIR at 3.9-2. Likewise, Final EIR Chapter 3.10, *Noise*, specifically discusses those residences when identifying sensitive noise receptors within the vicinity of the project site, and evaluates the potential of the project to result in a significant impact at those residences. Final EIR at 3.10-33. Also, as acknowledged by Baldwin Park, the Health Risk Assessment prepared for the project identified the single family residences (not singular) as a sensitive receptor. When assessing all of the potential impacts to the residences, the Final EIR considered mitigation where necessary.

Finally, as discussed in the Addendum, the minor revisions to the project would not result in a new significant impact or increase the severity of a significant impact at these receptors.

Comment 12

The Final EIR thoroughly and properly evaluated the proposed project's consistency with existing development, including the industrial development located south of Live Oak Avenue. The fact that the proposed project is larger than the adjacent industrial structures, when considered individually, does not result in an impact. First, the consolidated lot on which the structure will be constructed allows for a larger building, as opposed to multiple smaller buildings. Moreover, when considering the totality of the industrial buildings south of the project site, the proposed project would not introduce a structure significantly larger than adjacent development (Baldwin Park even notes that the non-residential buildings range from 20,000 to 60,000 square feet, and that there are multiple such buildings). Baldwin Park also fails to acknowledge that project site is entirely surrounded by industrial development, including multiple large warehouse/industrial buildings, as well as the Santa Fe Dam.

Also, although the proposed project would be taller than adjacent industrial development, it would be significantly smaller than the adjacent Santa Fe Dam (which is approximately 100 feet tall). Thus, the project actually inserts a building that steps down heights from Santa Fe Dam, to the adjacent industrial development, and finally to the residential developments located beyond the industrial development (south of Live Oak Avenue). See Final EIR, Response to Comment 11-7. The Final EIR's conclusions with respect to the project's consistency with adjacent development, existing and proposed land uses, and aesthetic impacts remain valid. Moreover, as discussed in the Addendum, the project revisions would not result in any new impacts or increase the severity of any significant impact.

Comment 13

Baldwin Park is correct that, in conjunction with approval of the project's requested entitlements, the City must find that the proposed project would not have an adverse effect on the public health, safety, or welfare. Irwindale Municipal Code ("IMC") Section 17.70.050, for instance, requires a finding for Site Plan and Design Review that certain project characteristics are "so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties." Consistent with its location in the IMC, all of the project characteristics identified in the finding are specific to site design, not necessarily uses. Baldwin Park is incorrect to read the requirements of the findings to be coterminous with conclusions about significant effects in the Final EIR. Any such interpretation is wholly inconsistent with CEQA, which expressly recognizes that agencies may approve projects despite there being significant impacts. *Citizens for East Shore Parks v. California State Lands Com.* (2012) 202 Cal.App.4th 549, 568 [recognizing that a statement of overriding considerations is required to provide an agency's "reasons for proceeding with the project despite its unavoidable environmental risks"].

Also, the interpretation proposed by Baldwin Park would result in absurd results in which no project that had exceeded any of the relevant significance thresholds of an EIR would be permitted to be constructed. *Silver v. Brown* (1966) 63 Cal.2d 841, 846 [statutes and laws should be interpreted to avoid absurd results]. Thus, the public health and welfare finding must be construed consistent with the underlying purposes of the Site Plan and Design Review provisions of the IMC. IMC Section 17.70.020, which provides the purposes of the Site Plan and Design

Review provisions, states that the purpose of such review is to "ensure that proposed development is compatible with surrounding development in terms of scale, style and construction materials; that on and off-site circulation is adequate to support the project; that city services are adequate and available; that the projects are of the highest quality of land planning and design, and that projects reflect the design themes of the community and are consistent with the city's general plan and land use and planning, all in an effort to protect the health, safety and welfare of the community and to enhance the development, use, occupancy, health, safety and welfare of surrounding areas for residential, commercial or industrial uses or purposes." Clearly, the underlying purpose of Site Plan and Design Review is to ensure projects are designed consistent with proper planning and to avoid undermining the health, safety and welfare of the community.

Here, the project would have significant community benefits, including, among others, (1) providing a range of employment opportunities to local citizens, (2) facilitating the generation of additional property tax and revenue for the City, (3) increasing the capacity for waste diversion and recycling, which is a benefit to the environment, (4) construction would achieve a LEED Silver rating, and (5) the project includes construction of various roadway improvements. These benefits clearly outweigh the very limited environmental impacts identified in the Final EIR (i.e., operational traffic noise, temporary construction noise, and operational air quality impacts).

As discussed above, the Addendum analyzed the minor revisions to the proposed project to determine whether any new significant impacts or a substantial increase in the severity of a significant impact would result. Because no such impact would result, no subsequent (or supplemental) EIR is required. The project's revisions would, as a matter of fact, increase the overall efficiency of the project through minor reorganization and an approximately 7% increase in square footage. The project would not increase truck or vehicular trips. Baldwin Park has not presented any evidence that contradicts the conclusions of the Addendum.

Comment 14

Baldwin Park's assertions that the requested revision to the distance requirements for the sale of alcoholic beverages was required to be analyzed in the EIR is mistaken. First, CEQA specifies that it requires analysis of potential physical impacts of projects on the environment, not economic or social impacts. CEQA Guidelines § 15131(a) [economic or social effects of a project shall not be treated as significant effects on the environment]. All potential environmental impacts of the proposed project were evaluated in the Final EIR, and the project revisions were evaluated in the Addendum. Second, to the extent there could be physical environmental impacts associated with the CUP, Baldwin Park has not presented any evidence of such an impact. *Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 900 [mere uncorroborated opinion or rumor does not constitute substantial evidence]. Finally, the propriety of approving a CUP for alcoholic beverage sales and a revision to the siting requirements, including non-physical impacts, will be addressed by the City Council when considering the proposed project.

The project is requesting a Zoning Ordinance Amendment to amend the distance limitations regarding alcoholic beverage sales. This entitlement is expressly permitted by Chapter 17.84 of the IMC, which allows amendments to the Zoning Ordinance whenever a proposed amendment is in the public interest. Here, the public interest would be served by providing a location for the off-site sale of alcoholic beverages, a desired use. Moreover, the only reason the Zoning Ordinance Amendment is necessary is because of the sites proximity to the Santa Fe Dam Recreation Area (within 1,000 feet). However, while the recreation area is within 1,000 feet, the areas primarily used by park patrons, including entrances and exits, are located much further away. The Final EIR outlined this necessary approval and, as discussed above, analyzed any and all potential environmental impacts associated with this aspect of the project.

Comment 15

Please refer to response to Comment 13. Again, the City of Baldwin Park is conflating the significance determinations in the Final EIR with the City of Irwindale's independent determination of whether or not the project would have an "adverse effect" such that a requested entitlement should not be granted. As discussed in response to Comment 13, these two issues, while similar in terminology, are not the same determinations and the conclusion that a project would have a significant environmental impact does not mandate that the project would also have an adverse effect.

Comment 16

Baldwin Park's comment about the proposed General Plan designation for the project site is misinformed and misleading. First, the comment's discussion about land uses identified in the General Plan – (1) Convenience Commercial, (2) Community Commercial, and (3) Heavy Industry – is irrelevant. Those land uses, which are discussed at pages 24-25 of the General Plan, are not land use designations, but rather land use types that are found within the City. General Plan at 24. The land use designations of the General Plan are discussed in a later section. General Plan at 39. The proposed land use designation for the project site would be Commercial/Industrial, which, per the General Plan, "***supports either industrial development ... or commercial....***" General Plan at 40 (emphasis added). Table 2-7, *Land Use Designation and Development Standards*, likewise notes that light industry, heavy industry, distribution or commercial uses are typical land uses that are permitted within the Commercial/Industrial designation.

Baldwin Park asserts that the project will conflict with a number of General Plan policies, but fails to identify specific policies or any inconsistencies. *Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 900 [mere uncorroborated opinion or rumor does not constitute substantial evidence]. Moreover, to the extent Baldwin Park does allege inconsistencies, those inconsistencies are based on a fundamental misunderstanding of the uses and designations identified in the General Plan (as discussed above).

The Final EIR thoroughly evaluated the project's General Plan amendment, and concluded that there would be a less than significant impact. Threshold LUP-2 specifically included an exhaustive discussion of the project's consistency with the General Plan, identifying individual policies and standards and discussing the project's consistency and/or inconsistency. The Addendum likewise addressed the potential for the minor revisions to the project to result in any new impacts, including with respect to General Plan consistency. However, as the proposed revisions are extremely minor in nature and do not change the uses associated with the property, the Final EIR's conclusions remain valid and appropriate.

Comment 17

Baldwin Park asserts that the project, along with the minor revisions, would not comply with various policies of the General Plan. As discussed below, this contention is incorrect.

- Community Development Element Policy 3: The revised project is consistent with this policy, which directs the City of Irwindale to ensure that the type, location, and intensity of new development adheres to the land use category in the General Plan. As discussed above, the General Plan designation for the project site will be Commercial/Industrial. This designation permits, among other things, light industry, heavy industry, and commercial uses. The General Plan defines the "heavy industry" category, for instance, as characterized "by ***intensive industrial operations*** that may also include outdoor storage of materials and equipment as an ancillary use." General Plan at 25 (emphasis added). The "light industry" category is defined to include uses that are "similar to the previous categories [of land uses (i.e., industrial park, business park, commercial recreation)] by being located inside buildings in a clean, well-maintained setting." General Plan at 25. The project certainly falls within these land use categories and is consistent with all standards (i.e., Table 2-7 of the General Plan) in the General Plan. Also, per the above, the proposed Zoning Ordinance Amendment, which would allow a MRF/TS use (an industrial use) in the M-2 zone, would be consistent with the General Plan.

- Community Development Policy 5: The revised project is consistent with this policy, which provides that the City of Irwindale will continue to promote development consistent with the General Plan, as opposed to piecemeal and incremental planning. Please refer to the response directly above regarding the project's consistency with Community Development Element Policy 3. Moreover, as discussed in the Final EIR, the General Plan Amendment would resolve the current conflict between the existing land use designation and zoning. Also, the project site has historically been used for an industrial facility, and the surrounding area is dominated by industrial and commercial uses. Thus, approval of the proposed General Plan Amendment would not constitute piecemeal and incremental planning, but would promote comprehensive and cohesive development of the project site and area.

- Housing Element Policy 3: The revised project is consistent with this policy, which encourages the City of Irwindale to promote the maintenance of existing housing units and residential properties. Baldwin Park is correct that there are residences within 325

feet of the proposed project site. However, those residences are located across Live Oak Avenue and behind existing industrial uses, which would minimize any impacts associated with the proposed project. The significant and unavoidable impacts of the proposed project would not, as suggested by Baldwin Park, decrease property values or drive people away from affordable housing. First, the significant and unavoidable impacts of the proposed project would not directly impact the nearby residences. The project's significant and unavoidable impacts are associated with (1) construction and operational noise, (2) traffic increases, but not near the residences, and (3) air quality. Regarding noise, any construction impacts to residences would be temporary, and operational noise would not significantly impact the residences. With respect to air quality impacts, the project would result in significant ROG and NO_x impacts during operation, which are regional cumulative impacts, not site specific impacts. Because the project's significant and unavoidable impacts would not impact the area residences, there will not be housing decay. Also, as noted above, these residences are already located adjacent to industrial uses, so the construction of the project would not introduce a use different than those already existing adjacent to and near the residences.

- Housing Element Policy 5: The revised project is consistent with this policy, which provides that the City of Irwindale will encourage the development of additional affordable housing. This policy is not applicable to the project. First, the project site is not identified as proper for residential uses in either the General Plan or under existing zoning. This is consistent with the general uses comprising the area, which are largely industrial. Second, the fact that this project does not include affordable housing does not mean that the City of Irwindale is not encouraging affordable housing. The fact that the City of Irwindale does not mandate affordable housing for each and every project does not create an inconsistency, especially where the development of housing would be inconsistent with the General Plan and zoning.

- Resource Management Element Policy 9: The revised project would be consistent with this policy, which directs the City of Irwindale to continue to cooperate with other agencies that are charged with improving air and water quality. The project would generate significant and unavoidable air quality impacts, as discussed in the Final EIR. However, that fact alone does not create an inconsistency with Policy 9. The proposed project is necessary to service existing and future users and, although there would be an air quality impact, it includes multiple mitigation measures and design features to reduce air quality impacts to the greatest extent possible. To the extent applicable, the Final EIR analyzed the project's consistency with SCAQMD standards and policies, which are intended to reduce air quality impacts throughout the basin. And, when applicable, it incorporated various measures designed to reduce any significant impacts. The fact that there are significant air quality impacts does not, in and of itself, result in an inconsistency with this policy.

- Resource Management Element Policy 10: The revised project would be consistent with this policy, which provides that the City of Irwindale will continue to cooperate with surrounding cities in the formulation and implementation of regional resource management plans and programs. This project does not relate to the formulation of any

resource management plan, and would not negatively impact the implementation of any such plan. Baldwin Park has not presented any evidence to the contrary.

- Resource Management Element Policy 11: The revised project would be consistent with this policy, which states that the City of Irwindale supports the ethic of conservation of non-renewable resources, including reducing energy use and GHG emissions. As discussed in the Final EIR, the project would not result in a significant and unavoidable impact associated with GHG emissions or energy use. Moreover, the project incorporates numerous energy conservation measures that would reduce the use of energy and generation of GHGs (including, but not limited to, MM AQ-2, MM AQ-4, MM AQ-5, MM AQ-6, MM AQ-7, MM AQ-8, MM AQ-9, MM AQ-10, MM AQ-14, MM AQ-15, MM AQ-16, MM AQ-17, MM AQ-18, MM AQ-23, and MM AQ-24). Baldwin Park has not presented any evidence supporting an inconsistency with this policy.

- Resource Management Element Policy 19: The revised project would be consistent with this policy, which provides that the City of Irwindale will consider environmental justice issues in all land use decisions. Baldwin Park makes only the general assertion that the project would be inconsistent with this policy because of "serious environmental justice impacts...." However, it fails to present any evidence of such an impact (i.e., a disproportionate effect on a disadvantaged population). Alternatively, the Final EIR included an entire chapter – Chapter 3.6, *Environmental Justice* – devoted to analyzing the project's potential environmental justice impacts. After an exhaustive analysis, the Final EIR concluded that the project would not have any environmental justice impacts. That thorough analysis remains valid and appropriate for the revised project, which does not propose any revisions that could create new environmental justice impacts.

- Public Safety Element Policies 4, 5, and 6: The revised project would be consistent with these policies, which relate to community noise exposure. Policy 4 is inapplicable because it focusing on reducing community noise exposure from manufacturing activities. The proposed project is not a manufacturing activity. Policy 5 directs the City of Irwindale to work towards reducing noise exposure by considering noise and land use compatibility in planning. As evidence by the Final EIR, the City did consider the proposed project's potential to result in noise impacts. As discussed therein, the project would not result in significant construction noise impacts at sensitive receptors (see Final EIR at 3.10-33), and any construction noise impacts would be short-term regardless. Any operational noise generated by the project would also not result in a significant impact at the residences (see Final EIR Table 3.10-10). Also, the project includes numerous measures that are designed to reduce noise impacts. Finally, Policy 6 provides that the City of Irwindale will continue investigating strategies that will reduce community noise. The proposed project will not impact the ability to implement this policy in manner, nor would it preclude the development of noise reducing strategies.

Comment 18

This comment is not a comment on the adequacy of the environmental analysis in the Final EIR or Addendum, or a comment on the potential entitlements being considered by the

City of Irwindale. It is a comment regarding applicable procedures. The City of Irwindale is obligated to abide by all procedural requirements governing consideration of the requested entitlements for the proposed project.

318612719.1

Supplement to Exhibit "J"

BALDWIN PARK 60TH ANNIVERSARY 1956-2016

Shannon Yauchzee, Chief Executive Officer

November 23, 2016

Mr. Gustavo Romo
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, CA 91706

RE: Comments on the Irwindale Entitlements: conditional use permit, Site Plan and Design Review, Development Agreement, Zone Ordinance Amendment, General Plan Amendment and Franchise Agreement

Dear Mr. Romo:

The City of Baldwin Park respectfully submits these comments on the entitlement plans for the Irwindale Materials Recovery Facility and Transfer Station (MRF/TS) Project located at 2200 Arrow Highway, including Conditional use permit number 08-2016, Site Plan and Design Review (DA Number 06-2016, Development Agreement Number 02-2016, Zone Ordinance Amendment Number 04-2016, General Plan Amendment Number 02-2016 and Franchise Agreement.

On January 21, 2009, the City Council for the City of Baldwin Park adopted Resolution No. 2009-0002 in opposition to the MRF/TS. To ensure that Baldwin Park's residents and businesses are adequately protected against impacts from the Project, the City Council for the City of Baldwin Park has no alternative but to strongly oppose the development of a MRF/TS at the proposed location, which lies immediately adjacent to the jurisdictional boundary between the cities of Baldwin Park and Irwindale.

When the City of Irwindale certified the final environmental impact report (FEIR) for the Materials Recycling Facility and Transfer Station Project (Project or MRF/TS) on June 8, 2016, it left consideration of the following six additional local land use entitlements for a later date: (1) a Site Plan and Design Review Permit for the actual development of the site; (2) a General Plan amendment (GPA) to change the land use designation of the site from "Commercial" to "Commercial/Industrial;" (3) a zoning ordinance amendment to reduce the alcohol sales distance requirements from recreational uses due to the convenience store location adjacent to the Santa Fe Dam recreational area; (4) a separate Development Agreement for the authorization of the use and Project conditions of approval; (5) a Conditional Use Permit (CUP) for the alcohol sales within the convenience store; and (6) an agreement for franchise and regulation of the Project operations.

Comment 1

On October 31, 2016, the Applicant (Athens Services) submitted applications for five of the six above discretionary approvals (all but the franchise agreement). You requested comments from City of Baldwin Park (Baldwin Park) planning staff by November 22, 2016. We appreciate the opportunity to provide comments on the applications and provide the following comments in response to your request.

- The applications are for a larger Project than approved, despite the FEIR Response to Comments citation to a passage from the RDEIR that promises that the overall square-footage will be capped at 247,007 square feet (SF). (FEIR at C&R-111, C&R 204, C&R 336-37 [citing RDEIR at 2.0-10].) In contrast, the applications are for a 267,969 SF Project—20,962 SF larger than the FEIR

analyzed, as reflected in its admitted square footage cap. The overage requires preparation of a supplemental or subsequent EIR ("further EIR") and circulation of the further EIR for public review.

- Public Resources Code section 21166 requires preparation of a further EIR where: (a) Substantial changes are proposed in the project which will require major revisions of the EIR; (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; or (c) New information, which was not known and could not have been known at the time the EIR was certified, becomes available. (Pub. Res. Code § 21166(a)-(c); 14 Cal. Code Regs. § 15162(a).) The further EIR must be circulated for public review and comment. (14 Cal. Code Regs. §§ 15162(d); 15163(c).) — Comment 2

- The applications are for a 265,382 SF materials recovery facility and transfer station and a 2,587 SF convenience store (267,969 SF total), whereas the FEIR states that the convenience store will be no larger than 2,390 SF and total square footage for both the convenience store and all buildings associated with the materials recovery facility and transfer station ("MRF/TS") will not exceed 247,007 SF. (FEIR at C&R-111, C&R 204, C&R 336-37 [citing RDEIR at 2.0-10 — "The exact specifications for individual uses within a building footprint may be higher or lower than these estimates, but in each case not to exceed the aggregate square footage footprint for each individual building as set forth above [247,007 total for all buildings."].) — Comment 3

- The significant expansion in square footage requires further analysis in a further EIR because the substantial changes in the size of the Project will require major revisions to the previous EIR due to new significant environmental effects and/or substantial increases in the severity of previously identified significant effects, including traffic and air quality impacts. — Comment 4

- For example, the FEIR explains that "for purposes of estimating project site grading emissions," 247,007 SF was used for all MRF/TS buildings and the convenience store. (C&R-111.) The additional square footage requires additional analysis of the air quality emissions to be supplemented in light of the larger Project to account for the Project's greater impacts. This analysis is critical because the air basin is already in non-attainment. (*See, e.g.,* FEIR at C&R-199.) — Comment 5

- Likewise, the Updated Traffic Impact Analysis ("TIA") attached to the FEIR bases its conclusions on a 246,022 SF project (including a 2,390 SF convenience store). (Updated TIA at 1, 9, 21.) The TIA must also be updated and a further EIR must be circulated for public comment. — Comment 6

- The Site Plan and Design Review Permit application includes more than a 222 percent increase in parking spaces as analyzed in the FEIR. The applicant now seeks to construct 327 parking spaces, but the FEIR considered the impacts of constructing only 147 spaces. For example, the FEIR at C&R-111 and C&R-204 shows that the quality analysis considered the emissions from construction of less than half of the presently proposed spaces. Preparation of a further EIR is required to address this substantial change. (*See, e.g., Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural Association* (1986) 42 Cal.3d 929, 937 [changes to a project to construct an amphitheater were substantial enough to require evaluation in a further EIR where seating was increased by 200 percent, the site was expanded, and a stage was reoriented].) — Comment 7

- We acknowledge that a Statement of Overriding Considerations was previously adopted for the Project, but the additional 20,000+ SF and a 222 percent increase in parking — Comment 8

spaces need to be analyzed to determine whether feasible mitigation is available to mitigate the incremental impacts over and above the significant impacts identified in the FEIR and addressed in the Statement of Overriding Consideration.

- Moreover, a further EIR is required because the substantial changes in the Project render invalid the FEIR's conclusions that there is no impact, an impact is less than significant, or that an impact is less than significant with mitigation. For example, given that construction of parking spaces is now proposed to double that analyzed in the FEIR, the further EIR must reassess the conclusion that air emissions attributable to construction activities are less than significant with mitigation. (FEIR at C&R-16.) Likewise, the further EIR must analyze whether mitigation is still sufficient to bring GHG emissions below the significance threshold, given the expansion in the Project's footprint. (FEIR at C&R-23 to 24.) The further EIR must also reassess the conclusion that there is no impact on aesthetics associated with construction or operational activities, given the substantial increase in the Project's size (more than 20,000 SF) and the fact that more than two-times the area of parking lot is proposed to be constructed. Comment 9

- We note that prior to an approval of the GPA, zone change, and Site Plan and Design Review Permit (addressed below), Irwindale is required to make a finding that the Project, as modified in the applications, will be compatible with the existing and intended character of the area. (City of Irwindale 2020 General Plan, p.60; *see also* Irwindale Municipal Code §§ 17.80, *et seq.*; 17.84, *et seq.*; 17.70 *et seq.*) However, based on the FEIR previously certified, and based on the expanded footprint included in the applications, at this time there is insufficient evidence to support Irwindale making the requisite findings for the zone change and GPA because the Project would not be considered compatible with the existing and intended character of the area, and the project could be detrimental and potentially injurious to nearby receptors. Comment 10

  - The EIR acknowledges at page 3.9-12 of Chapter 3.9 (Land Use Planning) that the project would be subject to review and compliance with municipal codes. The RDEIR states that "[T]he purpose of this review is to determine whether the characteristics of any such use are compatible with the types of uses generally permitted in the surrounding area." However, as stated in the EIR on page 3.3-23 (Chapter 3.3, Air Quality, Greenhouse Gas, Odor, and Health Risk Assessment), the nearest residence is located on the south side of Live Oak Avenue in the City of Baldwin Park approximately 325 feet from the Project. There are 17 residences that are located south of Live Oak Avenue that are approximately equal distance from the Project as the nearest residence. These 17 residences are part of a 50+-year old residential neighborhood. These residences, as well as the neighborhood residences, are single story homes with detached garages. Between the Project and the residential neighborhood is an area designated Industrial Commercial by Baldwin Park and primarily contains low profile (approximately 20 feet in height) buildings that are part of the Live Oak Commerce Center. CEQA requires consideration and mitigation of Project impacts on these land uses irrespective of whether the neighborhoods most severely affected are located in Irwindale or Baldwin Park. (*City of San Diego v. Board of Trustees of the California State University* (2015) 61 Cal.4th 945 [holding that mitigation of off-site environmental effects required]; *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 101-105 [holding that lead agency incorrectly found in EIR that funds appropriated for construction project could not feasibly be used to mitigate project's off-site traffic impacts].) Comment 11

  - The scale of development given the imposing physical characteristics of the Project, as modified in the applications, is not consistent with the existing development along and south of Live Oak Avenue because the bulk of the proposed MRF facility is substantially larger than the existing buildings along and south of Live Oak Avenue. The existing non- Comment 12

residential buildings range from approximately 20,000 square feet to 60,000 square feet. The new larger MRF/TS facility proposed in the applications is now 267,969 SF which is now four times larger than the non-residential structures along Live Oak Avenue. In addition, the heights of the structures along Live Oak Avenue are approximately 20 to 30 feet, whereas the Project is approximately twice that— the proposed structure ranges from 43 feet to 51 feet. The bulk and height characteristics of the proposed structure are not compatible. The FEIR's conclusion that the Project "does not conflict with any goal, plan or policy of the City's General Plan, or other land use plan, policy, or regulation" is unsupported and should be revisited in a further EIR—particularly in light of the new and substantially larger project now proposed by the applicant in its applications.

- In addition, prior to an approval of a GPA, zone change, or Site Plan and Design Review Permit, Irwindale is required to make a finding that the proposed use will not be materially detrimental to the public welfare or injurious to the adjacent properties. (City of Irwindale 2020 General Plan, p.60; *see also* Irwindale Municipal Code §§ 17.80, *et seq.*; 17.84, *et seq.*; 17.70 *et seq.*)
    - However, the EIR acknowledges that the project would result in significant and unavoidable operational and traffic-related noise impacts. The unavoidable operational noise impacts affect residents to the south and commercial users to the southwest, as well as offices and business along Live Oak Avenue and Arrow Highway as described on pages 3.10-36 and 3.10-37 of the EIR. The Project land use that generates these noise impacts which exceed existing noise standards are not, and cannot be considered compatible use with the surrounding area. Furthermore, the noise standards set by Irwindale as well as by Baldwin Park have been established to preclude harmful noise impacts to receptors such as residents, employees and visitors within their communities. The unavoidable exceedance of the noise standards could be detrimental and potentially injurious to nearby receptors. Comment 13
    - These problems are made worse by the Project changes in the applications, which reflect a substantially larger project by square footage, and a 222 percent increase in parking spaces than were analyzed in the FEIR certified on June 8, 2016.
- In light of the incompatibilities and conflicts with the General Plan addressed above, issuance of a Site Plan and Design Review Permit is precluded by Irwindale Municipal Code section 17.20.020, which requires that "proposed development is compatible with surrounding development in terms of scale, style and construction materials; that on and off-site circulation is adequate to support the project; that city services are adequate and available; that projects are of the highest quality of land planning and design, and that projects reflect the design themes of the community and are consistent with the city's general plan and land use and planning, all in an effort to protect the health, safety and welfare of the community and to enhance the development, use, occupancy, health, safety and welfare of surrounding areas for residential, commercial or industrial uses or purposes."
    - Further, issuance of the Site Plan and Design Review Permit is precluded at this time by Irwindale Municipal Code section 17.70.040 because the FEIR as certified is inadequate under CEQA because it does not analyze the impacts of the substantially larger Project.
- The proposed amendment to the Zoning Ordinance seeking a revision to distance requirements for the sale of alcoholic beverages is concerning. The project description includes a CUP which is "required for the approval of the sale of alcoholic beverages in the proposed convenience store and for the gas station." (FEIR at C&R-7.) However per Section 17.58.040 of the Irwindale Municipal Code, a CUP shall not be issued for approval of the sale of alcoholic beverages if located within 300 feet from residential use or within one thousand feet from an educational Comment 14

institution, nursery school, day camp, day care center, public park, or playground, as such distances are measured from the closest property line of each use. There is no analysis in the Project environmental document pertaining to this proposed change identifying the surrounding uses or the reason for the proposed amendment, yet the RDEIR shows that there are numerous sensitive receptors nearby. (RDEIR at 3.3-23.) Therefore, the FEIR must be supplemented to analyze the proposed change with respect to surrounding uses and sensitive receptors.

- Additionally, there is no indication that Irwindale's Municipal Code even allows for the required distance to be modified to accommodate the proposed uses, and the FEIR contains no explanation why the proposed modification would be consistent with the Municipal Code. The purpose and intent of the CUP requirements, including the distance requirements is "to preserve a healthy environment for residents and businesses by establishing a set of consistent standards for the safe operation of alcoholic beverage establishments." (Irwindale Municipal Code § 17.58.010.)

- Further, Irwindale Municipal Code section 17.80.040 requires the applicant to show the following facts before a CUP can be granted:

  - A. That the site for the proposed use is adequate in size and shape; and
  - B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
  - C. That the proposed use will not have an adverse effect upon adjacent property.

- Given the numerous adverse effects upon adjacent property, on its face, the application for the CUP does not meet or satisfy these requirements, and should be denied.

Comment 15

- In addition, the proposed General Plan designation of commercial/industrial is inappropriate for the Project, which should be designated as a straight industrial use.

  - The General Plan provides designations for Convenience Commercial and Community Commercial. Convenience Commercial includes smaller retail activities and businesses that typically cater to the daily household needs of the area residents. Community Commercial includes uses that generally have a larger market area and provide a wide range of goods and services including fuel retailers, fast-food restaurants, and other transportation-related services. (City of Irwindale 2020 General Plan, pp. 24-25.) In contrast, the designation of Heavy Industrial includes intensive industrial operations that may also include outdoor storage of materials and equipment as an ancillary use and Light Industrial applies to industrial operations located primarily inside buildings in a clean, well-maintained setting. (City of Irwindale 2020 General Plan, p. 25.)

  - The only arguably commercial portion of the Projects occupies 2,390 SF (as analyzed in the EIR) or 2,587 SF as reflected in the applications, of the Project's total square footage of 247,007 (now 265,382 SF per the applications). It is apparent that the overwhelming portion of this Project is devoted to heavy industrial use. The fact that the Waste Project will receive nearly 2,500 trucks per day, loading and offloading waste, should be evidence on its own that this Project is a heavy industrial use. Designating the Project as even partially commercial conflicts with the City's General Plan. We believe that the EIR is flawed in its conclusion that the Project would have a less than significant impact under threshold LUP-2, and this conclusion must be reanalyzed in light of the significant changes included in the applications. In fact, the Project will conflict with a number of policies in the General Plan that were adopted for the purpose of avoiding or mitigating environmental effects. Furthermore, the proposed General Plan designation of industrial/commercial

Comment 16

conflicts with the designation definitions included in the General Plan. The Waste Project should be designated as Heavy Industrial and the EIR must be revised to reflect this significant effect and recirculated.

- We reiterate Baldwin Park's April 27, 2016 and June 8, 2016 comments that approval of the Project would conflict with numerous policies in the General Plan, and therefore request that planning staff recommend modification of the applications to rectify all inconsistencies. The conflicting policies include:

    - Community Development Element policy 3, which provides that the City will continue to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements that are specified for their particular land use categories in the General Plan, and policy 5, which provides that the City will continue to promote comprehensive development consistent with this General Plan, as opposed to piecemeal and incremental planning. The Project conflicts with both of these policies because it requires a GPA to allow industrial development in a commercial area and a Zoning Ordinance amendment to allow a MRF/TS in a manufacturing zone. Rather than ensure that development of the site complies with existing General Plan designations and zoning, approval of the Project would require altering both to accommodate a Project that is not suitable for the area and will have negative impacts on surrounding incompatible uses.

    - Housing Element policies 3 and 4 require maintenance of existing housing, including affordable housing. The Waste Project site is located in close proximity to an established residential neighborhood. As stated in the RDEIR on page 3.3-23 (Chapter 3.3, Air Quality, Greenhouse Gas, Odor, and Health Risk Assessment), the nearest residence is located on the south side of Live Oak Avenue in the City of Baldwin Park approximately 325 feet from the Project. There are 17 residences that are located south of Live Oak Avenue that are approximately equal distance from the Project as the nearest residence. These 17 residences are part of a 50+-year old residential neighborhood. The negative impacts of the facility are likely to decrease surrounding property values, driving people away from these more affordable neighborhoods, which these communities are in short supply of already. This in turn will lead to housing decay. This result directly conflicts with Housing Element policies 3 and 4, requiring the conservation and maintenance of housing. CEQA's requirements with respect to the impact analysis and mitigation of off-site impacts are not lessened simply because the neighborhood in question is located in Baldwin Park. (*City of San Diego v. Board of Trustees of the California State University* (2015) 61 Cal.4th 945 [holding that mitigation of off-site environmental effects required]; *County of San Diego v. Grossmont-Cuyamaca Community College Dist.* (2006) 141 Cal.App.4th 86, 101-105 [district incorrectly found in EIR that funds appropriated for construction project could not feasibly be used to mitigate project's off-site traffic impacts].)

    - Resource Management Element policy 9 requires the cooperation with other agencies charged with improving air and water quality, and policy 10 requires the cooperation with surrounding cities in the implementation of regional resource management plans and programs. However, the Project will have serious negative impacts in the areas of air quality and greenhouse gas ("GHG") emissions. Therefore, approval of the applications would cause a failure to protect and improve air quality and conflict with the Resource Management policies.

    - Resource Management Element policy 19, under the General Plan's mining and reclamation section, requires consideration of environmental justice issues related to air quality and ensure that all land use decisions are made in an equitable fashion to protect

Comment 17

residents from health effects. Although the applications are not for a mining or reclamation project, the Project presents a similar level of impacts to such projects. Due to its serious environmental justice impacts, the applications conflict with Resource Management policy 19.

- Public Safety Element policies 4, 5 and 6 require measures to reduce the community's exposure to noise levels through land use compatibility and other strategies. The Project presents a number of serious noise impacts and these impacts are in part related to its location near a residential neighborhood and other land uses with which the Project is incompatible. These impacts violate the Public Safety Element policies.

- The Project also conflicts with Resource Management Element policy 11, which provides that Irwindale supports efforts to reduce GHG emissions. The Project will have significant and unavoidable GHG impacts.

- We appreciate your consideration of the above comments. We also note that prior to City Council consideration of a proposed zoning ordinance amendment, Site Plan and Design Review Permit, issuance of CUP, and GPA, the Planning Commission must hold a hearing to consider the approvals and recommend or deny the proposed approvals. (Irwindale Municipal Code §§ 17.84.040, 17.84.050, 17.80.070; 17.70.030(B) ["All site plan and design review applications filed in conjunction with variance, conditional use permit, zoning ordinance amendment and tentative tract map requests will be reviewed by the planning commission"]; City of Irwindale 2020 General Plan, p.60.) We request notice prior to the Planning Commission's consideration of any and all applications related to the Project. We also request notice of the City Council's consideration of the applications after action of the Planning Commission. Comment 18

We thank you for your consideration of these general comments and the specific comments in the attached chart.

Respectfully,

CITY OF BALDWIN PARK

Shannon Yauchzee
Chief Executive Officer

cc: Dianne De Felice, Brownstein Hyatt Farber Schreck
Robert Tafoya, Tafoya & Garcia LLP

ATTACHMENT "L"

9-12-17

Irwindale - We oppose the general plan amendment No. 02-2016 and No. 06-2016 - and permit No 08-216 It is too close to Baldwin Park homes and schools - Too much traffic - noise - Odors - Please consider our residence and children.

Thank You - Betty Lowes + Jim Lowes

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT

SEP 18 2017

RECEIVED

5050 N. Irwindale Avenue, Irwindale, CA 91706

U.S. POSTAGE PITNEY BOWES
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8536-009-016
LOWES FAMILY TRUST
14122 CHILCOT ST
BALDWIN PARK, CA 91706

PUBLIC HEARING NOTICE ENCLOSED

ATTACHMENT "M"

RMM

REMY | MOOSE | MANLEY LLP

Andrea K. Leisy
aleisy@rmmenvirolaw.com

September 20, 2017

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT
SEP 20 2017
RECEIVED

VIA ELECTRONIC MAIL & FACSIMILE
lnieto@IrwindaleCA.gov

Arthur R. Tapia, Chair
Robert Hartman, Vice Chair
Honorable Members of the Planning Commission
c/o Laura Nieto, Deputy City Clerk
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Re: Revised Agenda Item No. 3-A - General Plan Amendment (GPA) No. 02-2016; Zoning Ordinance Amendment (ZOA) No. 04-2016; Development Agreement (DA) No. 02-2016; Conditional Use Permit (CUP) No. 08-2016; Site Plan and Design Review Permit (SP&DR) No. 06-2016; Athens Materials Recovery Facility and Transfer Station (MRF/TS)

Dear Chairman Tapia and the Honorable Members of the Planning Commission:

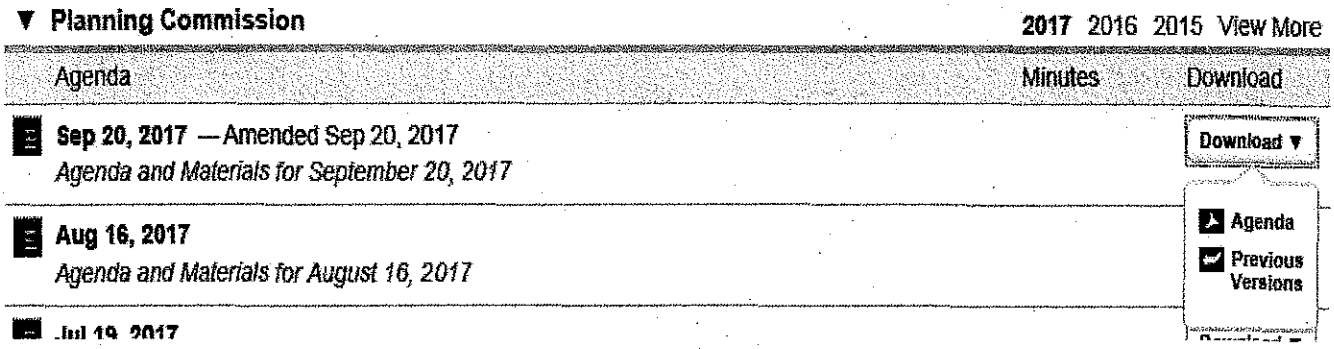
We submit this letter on behalf of our clients: (i) Azusa Land Reclamation, Inc. (ALRI) (ALRI); and (ii) USA Waste of California, Inc. (doing business as (dba) Nu-way Arrow Reclamation, Inc.) (collectively referred to as WM), regarding our preliminary comments on the above referenced Addendum to the previously certified Environmental Impact Report (EIR) prepared by the City of Irwindale (City) pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15000 et seq. (CEQA Guidelines)) for the proposed Irwindale Materials Recovery Facility and Transfer Station Project (Project). This letter incorporates by reference our prior comments on the City's EIR and processing of the Athens MRF/TS Project (Project) to date.

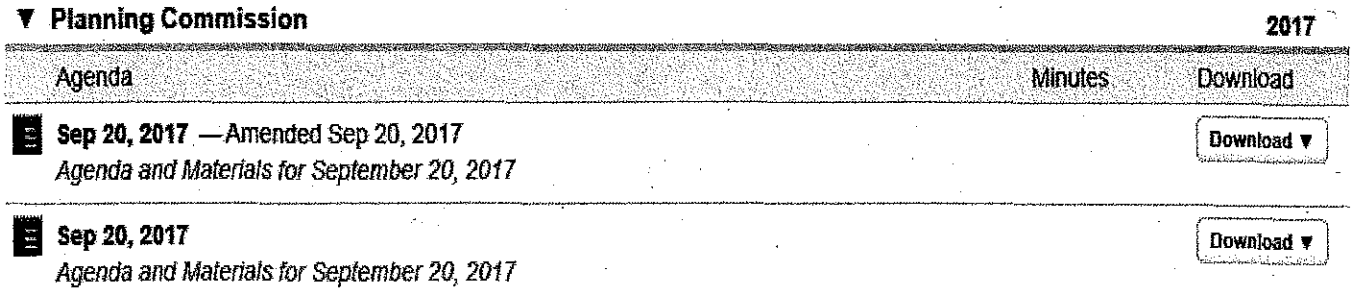
I. Brown Act Violation

As a preliminary matter, under the Brown Act, the City must reissue the agenda and reschedule the hearing – including the Agenda that was "revised" today, the day of the Planning Commission hearing, to give the required 72 hour notice. Although we were provided with a copy of the Planning Commission staff report late in the evening on Friday September 15, 2017, we were not provided with an agenda. It was not until this morning that we were provided with notice of the Agenda, via email that it was a

"revised" agenda. Also, the City's website indicates that only the staff report was posted (though mislabeled as the "agenda") on September 15, 2017. The actual agenda (though labeled "amended") was not posted to the City's website until today – September 20, 2017, the day of the hearing.

Below is a screenshot of the City's website, the now "previous versions" is what was posted on Friday evening – just the staff report. The now "amended" version includes the agenda and staff report with attachments.





Government Code section 54954.2, subdivision (a) requires the posting of "an agenda containing a brief general description of each item of business to be transacted or discussed at the meeting." The agenda must be posted "[a]t least 72 hours before a regular meeting" and "in a location that is freely accessible to members of the public and on the local agency's Internet Web site, if the local agency has one." The Brown Act specifies that "[n]o action or discussion shall be undertaken on any item not appearing on the posted agenda." (*Ibid.*) An opinion by the Attorney General stated that the 72-hour requirement means that for "[e]ach of the 72 hours immediately preceding the regular meeting" the agenda must be posted. (78 Ops.Cal.Atty.Gen. 327, (1995).)

Section 54954.1 allows any person to "request that a copy of the agenda, or a copy of all the documents constituting the agenda packet, of any meeting of a legislative body be mailed to that person." The agenda has to be mailed when it is posted, or upon distribution to all or a majority of all of the members of the legislative body.

A violation of the 72-hour posting requirement of section 54954.2 was found in *Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, where the City Council voted to add an item to the agenda at the hearing itself, but the court held that the plaintiffs had failed to show prejudice and could not overturn the decision on that basis. (*Id.* at pp. 555-556 [court rejected plaintiffs' contention that, had the posted agenda included the later added item, additional public support for the project could have been brought to the hearing].) But overturning the decision is not the only remedy allowed by the Brown Act, a petitioner may seek a declaration that a legislative body violated the act and recover attorney's fees for securing relief. (See Gov. Code, §§ 54960, 54960.1, 54960.2.)

Moreover, the environmental document being contemplated by an agency for recommendation or adoption/certification must be included in the Agenda issued under the Brown Act. (San Joaquin Raptor Rescue Ctr. v. Cty. of Merced (2013) 216 Cal. App. 4th 1167, 1170 [Brown Act violated by commission which took action on an MND when that matter was not expressly disclosed on the meeting agenda].)

Here, not only did the City fail to post and provide notice of the Agenda for the required 72 hours, it also failed to notice each item proposed from consideration and action by the Planning Commission. We therefore request that the City "cure and correct" these violations by postponing the action of the Planning Commission on the above-reference entitlements and the Addendum, and that the City reschedule the hearing to a time when the Agenda has been issued with at least 72 hour notice, in compliance with the Brown Act.

II. CEQA Addendum and Project Entitlements

We remain concerned that the EIR as certified by the City, and now the proposed Addendum to the EIR, fails to adequately disclose, analyze, and mitigate the significant adverse environmental impacts of the Project, including the Project as revised. Rather than recommending that the City Council adopt the Addendum as adequate, we urge the Planning Commission to recommend preparation of a more defensible supplemental or subsequent EIR to the previously certified EIR. (Pub. Resources Code, § 21166; CEQA Guidelines, § 15162.) [1]

[1] / Given that we have had less than four business days to review the nearly 300-page staff report before the Planning Commission hearing this evening, we anticipate providing

This is primarily because the Project is located close to a residential area and only several hundred feet from schools. As noted in our comments on the EIR, the Project will result in a significant amount of heavy duty diesel truck traffic, with related air quality and potential health impacts.

As revised from the Project considered in the EIR, and as currently proposed, the Project will result in new potentially significant or substantially more severe air quality (NOx, ROG, PM), greenhouse gas (GHG) and traffic impacts than those identified in the EIR. This is due, in part, to the changes in the Project which include:

- A building increase from 247,007 square feet to 265,228 square feet – nearly 20,000 square feet;
- Relocation of the Convenience Store to the south area of the site;
- Relocation of the Self-Haul/Construction & Demolition area, recyclable loading dock and the Green Waste area on the site;
- Relocation of the loadout tunnel and construction of a bridge over the tunnel;
- Relocation of several driveways; and,
- The construction of an additional "stop control" and driveway.

Despite the significant increase in square footage, grading and site plan design (both on-site and off-site), the Addendum erroneously concludes, oftentimes without citation to substantial evidence in support, that the revisions will "not trigger additional construction or operational impacts." (Addendum at p. 9.)

The conclusions in the Addendum are unfathomable. The site changes will require additional grading and 73 additional trucks per day during the 30-day grading period from that analyzed in the EIR, yet there is no new significant impact or substantial increase in severity of a previously identified significant impact triggering the need for an SEIR? Again, such a conclusion, particularly considering the existing degraded air quality and congested traffic conditions in the area is unfathomable. (See Addendum at p. 15-19.) The increased grading will also require an additional 17,400 cubic yards of imported material at the site. (See also Addendum Tables 2.2 and 2.3 [showing increases in emissions from those contemplated in the EIR as a result of the increase in construction].) But yet there is no new or substantial increase in air quality emissions such as ROG, NOx and PM or GHG emissions? On these facts alone, an addendum is inappropriate to address the changes to the Project.

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additional comments to the City, including comments from our traffic experts once they have also had a chance to review.

For the reasons stated above, we respectfully request that the Planning Commission direct staff to re-notice the Agenda for the above-referenced actions and reschedule the Planning Commission hearing. Doing so will presumably cure the Brown Act violation detailed above and will provide the Commission with time to read and give thoughtful consideration of the lengthy staff report, addendum and related documents.

Very truly yours,

Andrea K. Leisy

Cc: Marilyn Simpson, Principal Planner, msimpson@irwindaleca.gov
Cathy Huicochea, Planning Secretary, chuicochea@irwindaleca.gov
William Tam, Development Services Director, wtam@irwindaleca.gov

Brownstein Hyatt Farber Schreck

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT
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September 20, 2017

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Arthur R. Tapia, Chair
Robert Hartman, Vice Chair
Honorable Members of the Planning Commission
c/o Laura Nieto, Deputy City Clerk
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

RE: City of Baldwin Park's September 20, 2016 Comments on Agenda Item No. 3-A - General Plan Amendment (GPA) No. 02-2016; Zoning Ordinance Amendment (ZOA) No. 04-2016; Development Agreement (DA) No. 02-2016; Conditional Use Permit (CUP) No. 08-2016; Site Plan and Design Review Permit (SP&DR) No. 06-2016; Materials Recovery Facility and Transfer Station

Dear Chairman Tapia and the Honorable Members of the Planning Commission:

The City of Baldwin Park (Baldwin Park) respectfully submits this letter regarding the proposed Irwindale Materials Recovery Facility and Transfer Station Project (Waste Project). The City of Irwindale (Irwindale) now proposes to adopt an Addendum to the Final Environmental Impact Report (Addendum) and various land use entitlements – Resolution Nos. 736(17) (GPA 02-2016), 737(17) (ZOA 04-2016), 738(17) (DA 02-2016), 739(17) (CUP 08-2016) and 740(17) (SP&DR 06-2016) (collectively, Entitlements). (See City of Irwindale Planning Commission Staff Report dated September 20, 2017 (Staff Report).) This letter supplements Baldwin Park's November 23, 2016 comments on the Entitlements, its June 8, 2016 comments on the Final Environmental Impact Report (FEIR), its April 27, 2016 comments on the FEIR, its September 24, 2014 comments on the Recirculated Draft Environmental Impact Report (RDEIR), and its May 15, 2014 comments on the Draft Environmental Impact Report (DEIR) for the Waste Project, all of which are incorporated herein by reference. The June 8, 2016 and November 23, 2016 letters are also attached hereto as Exhibit A and B, respectively.

The Waste Project continues to violate CEQA and applicable land use laws. Despite the Addendum and the Staff Report on the Entitlements, many of Baldwin Park's initial concerns with the Waste Project remain unaddressed. (See Staff Report at Ex. J.) Accordingly, there is no substantial evidence to support using an addendum to address the continuing changes to the Waste Project.[1]

[1] Baldwin Park has had less than four business days to review the nearly 300 page Staff Report, as well as the 419 page Addendum before the Planning Commission hearing on the Entitlements. Given this short

I. THE CIRCULATION OF THE AGENDA FOR THE PLANNING COMMISSION MEETING VIOLATED THE BROWN ACT.

The Ralph M. Brown Act, Government Code section 54950, et seq. requires meetings of legislative bodies of local agencies to be open and public. As part of the Act, legislative bodies must post an agenda for any regular meeting at least 72 hours prior to the meeting. The agenda must contain a brief general description of each item of business to be transacted at the meeting. (Gov. Code § 54954.2(a).) Subject to certain exceptions, a legislative body may not take any action or discuss any item not appearing on the agenda. (Gov. Code § 54954.2(b).)

Irwindale violated this provision of the Act with respect to its September 20, 2017 Planning Commission meeting to consider the Entitlements by only today releasing its agenda. While Irwindale posted the Staff Report on the proposed Entitlements on September 15, 2017, the agenda itself was delayed in posting until this morning at 10:24 a.m., less than twelve hours before the Planning Commission meeting. As such, the Planning Commission is obligated to continue the hearing on the Entitlements until a later date. Any action on the Entitlements or discussion of the Entitlements at the September 20, 2017 Planning Commission meeting is a violation of the Act.

II. SUMMARY OF ISSUES WITH THE ADDENDUM AND ENTITLEMENTS

The California Environmental Quality Act (CEQA) serves two basic, interrelated functions: ensuring environmental protection and encouraging governmental transparency. (*Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal. 3d 553, 564.) CEQA requires full disclosure of a project's significant environmental effects so that decision-makers and the public are informed of these consequences before the project is approved, to ensure that government officials are held accountable for these consequences. (*Laurel Heights Improvement Ass 'n of San Francisco v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.) The environmental impact report (EIR) process is the "heart of CEQA" and is the chief mechanism to effectuate its statutory purposes. (*In Re Bay-Delta Programmatic EIR Coordinated Proceedings* (2008) 43 Cal. 4th 1143, 1162.) Baldwin Park is concerned that the Addendum fails to adequately disclose, analyze, and mitigate many of the significant adverse environmental impacts created by the changes to the Waste Project.

As previously stated, the Waste Project would construct a massive industrial facility located less than the length of a football field from residential neighborhoods and several hundred feet from schools serving pupils as young as pre-school age. The Waste Project would worsen conditions in one of the most polluted air basins in the country. Recognizing this fact, the FEIR admits the Waste Project would have at least eight significant adverse unmitigable impacts with regard to air quality, traffic generation and circulation, and noise. The FEIR inadequately discloses, and insufficiently mitigates these significant adverse environmental impacts.

The proposed Entitlements and Addendum do not cure these deficiencies; they propose a larger Waste Project than the one originally contemplated in the FEIR.[2] The Entitlements and Addendum do not allay Baldwin Park's previously expressed concerns; they exacerbate them. The proposed changes to the Waste Project are not the proper subject of an addendum to a previously certified EIR. Rather, the changes must be the subject of a subsequent or supplemental EIR.

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time frame to digest the voluminous materials, Baldwin Park anticipates providing additional comments on the Addendum and Entitlements.

[2] In fact, the Addendum cannot correct the deficiencies in the FEIR. (*Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 265-66.)

III. CEQA MANDATES THE PREPARATION OF A SUBSEQUENT OR SUPPLEMENTAL EIR FOR THE WASTE PROJECT

An addendum to an EIR is only appropriate when addressing minor changes to a project. (See Code Regs., tit. 14 (CEQA Guidelines), §§ 15162, 1564.) It is not appropriate, like here, where a project substantially changes after an EIR is certified. (*Id.*) Rather, under such circumstances, the lead agency for the project must prepare a subsequent or supplemental EIR to address the substantial changes.

A. Legal Standard

A subsequent or supplemental EIR must be prepared when any one of the following occurs:

> (1) Substantial changes are proposed in the project which will require **major revisions of the previous EIR** . . . due to the involvement of new **significant environmental effects or a substantial increase in the severity of previously identified significant effects**;
>
> (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require **major revisions of the previous EIR** . . . due to the involvement of **new significant environmental effects or a substantial increase in the severity of previously identified significant effects**;
>
> (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified . . . shows any of the following:
>
> (A) The project will have one or more significant effects not discussed in the previous EIR . . . ;
>
> (B) **Significant effects previously examined will be substantially more severe than shown in the previous EIR**;
>
> (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
>
> (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(CEQA Guidelines § 15162 [emphasis added]; Pub. Res. Code § 21166.) If none of these conditions are present, an addendum may be prepared to address changes to a project. (CEQA Guidelines § 15164.)

Courts have elaborated on these standards. For example, in *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural Association* (1986) 42 Cal.3d 929, 937, the Court held that changes to a project to construct an amphitheater required evaluation in a further EIR where seating was increased by 200 percent, the site was expanded from six to ten acres, and the stage was reoriented to face neighboring residences. (See also *City of San Jose v. Great Oaks Water Co.* (1987) 192 Cal.App.3d 1005 [city was required to determine whether further EIR was needed in light of evidence that new water provider for

project drawing on new water source could cause significant environmental impacts].) In contrast, an addendum was found to be appropriate in *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 812 where proposed changes in the size and location of an airport's facilities accounted for an overall decrease in the use of the airport.

B. Among Other Reasons, the Addendum Is Inappropriate to Account for the Increase in Square Footage, Parking Spaces and Construction of the Waste Project

The Addendum analyzes the following changes to the Waste Project:

- A building increase from 247,007 square feet to 265,228 square feet – nearly 20,000 square feet;
- Relocation of the Convenience Store to the south area of the site;
- Relocation of the Self-Haul/Construction & Demolition area, recyclable loading dock and the Green Waste area on the site;
- Relocation of the loadout tunnel and construction of a bridge over the tunnel;
- Construction of an additional 127 employee parking spaces (180 to 307) amounting to an increase of 171% in parking spaces from the FEIR;
- Relocation of several driveways on the site; and,
- The construction of an additional "stop control" and driveway.

Despite the significant increase in square footage and parking and changes to the site plan (both on-site and off-site), the Addendum erroneously concludes that the revisions will "not trigger additional construction or operational impacts." (Addendum at p. 9.) This reasoning defies logic.

For one, as the Addendum acknowledges, the proposed site changes will require additional grading for the Waste Project, necessitating 73 additional trucks per day during the 30-day grading period. (Addendum at p. 15.) This is a 10% increase in overall construction activities. (Addendum at p. 16, 19.) The increased grading will also require an additional 17,400 cubic yards of imported material at the site. (*Id.* at p. 19.) Further, Tables 2.2 and 2.3 show marked increases in emissions from those contemplated in the RDEIR as a result of this increase in construction, with NOx emissions now bordering on the SCAQMD significance threshold even after mitigation (from 71% of the threshold in the RDEIR to 95% in the Addendum). (Addendum at p. 19-20; RDEIR at p. 3.3-30-31.) Yet, despite these material changes to the Waste Project, the Addendum concludes that this will not result in any significant traffic or air quality impact. (*Id.* at pp. 16, 19.)[3]

On these facts alone, an addendum is inappropriate to address the changes to the Waste Project. Like the Court found in *Concerned Citizens of Costa Mesa*, the changes to the Waste Project, which account for a 170% increase in the available parking, a nearly 20,000 square foot increase in the size of the Waste Project, a 10% increase in construction activity, and a reorientation of the proposed facilities, are substantial and must be the subject of a subsequent or supplemental EIR, not an addendum.

[3] The Addendum states that the mitigation measures detailed in the FEIR/RDEIR are sufficient to reduce the construction impacts. However, those mitigation measures are insufficient and improper for the reasons stated in Baldwin Park's June 8, 2016 letter.

IV. THE ADDENDUM FAILS TO ADEQUATELY DETAIL AND ANALYZE THE CHANGES TO THE WASTE PROJECT

Like the FEIR, the Addendum makes passing mentions at components of the changes to the Waste Project without sufficiently describing the changes or analyzing their potential impacts. For example, the Addendum mentions the addition of "minor off-site improvements resulting from the internal site changes, including . . . installation of an intersection stop light" to the Waste Project. (Addendum at p. 1.) The Addendum, however, fails to describe the addition of the "intersection stop light" in any manner. It also only analyzes the traffic impacts created by the relocation of the Convenience Store in a cursory manner, vaguely referencing "Exhibit G." However, Exhibit G is just an illustration of trip distribution for the Convenience Store with no textual comparison. These vague descriptions and cursory analysis violates CEQA's requirement of a detailed project description and impacts analysis.

V. THE GENERAL PLAN AND ZONING AMENDMENTS CANNOT MEET THE REQUIRED CONSISTENCY ANALYSIS

As stated in Baldwin Park's November 23, 2016 letter, Irwindale is required to make a finding that the Waste Project will be compatible with the existing and intended character of the area to process the Entitlements (General Plan and Zoning Ordinance Amendments). In order for the Waste Project to be compatible, the existing land use requirements are being revised to accommodate the use for the Waste Project – a materials recovery and transfer station. Never before was the intensity of this land use contemplated. While Irwindale has attempted to address Baldwin Park's November 23, 2016 letter (See Ex. B.), Baldwin Park disagrees with Irwindale's conclusion that significant community benefits from the Waste Project outweigh the alleged "very limited environmental impacts." (See Ex. J at Response to Comment 13.)

Similarly, Irwindale must make a finding that the Waste Project is consistent with the objectives, policies, general land uses, and programs specified in the General Plan. (Gov. Code §65860(a)(ii).) To do so, Irwindale ignores the existing General Plan designation of commercial for the property and summarily concludes that changing the designation to commercial/industrial meets this standard. This ignores the Waste Project's 24 hour, 7 days a week truck hauling operation and its impacts on the surrounding residential neighborhood less than 325 feet away. For example, Irwindale illogically concludes the Waste Project's unavoidable traffic impacts will not effect the residences. (See Staff Report at Ex. J, Response to Comment 17 [traffic impacts are "not near the residences"].)

VI. IRWINDALE PRE-COMMITTED TO APPROVAL OF THE ENTITLEMENTS

CEQA forbids pre-commitment by a lead agency to the various approvals constituting a project. (See, eg., *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116; *Cedar Fair, L.P. v. City of Santa Clara* (2011) 194 Cal.App.4th 1150.) Pre-commitment to approving a project also violates "the general rule that one legislative body cannot limit or restrict its own power or that of subsequent Legislatures . . . ." (*In re Collie* (1952) 38 Cal.2d 396, 398.)

As stated in the June 8, 2016 letter, by certifying the FEIR and approving the Disposition and Development Agreement (DDA) over a year ago, Irwindale has effectively removed any further discretion the City Council and Planning Commission may have wielded over the Waste Project by pre-committing itself to the remaining Entitlements. In effect, Irwindale's actions segregating consideration of the FEIR and Entitlements have restricted the discretion of the Planning Commission and City Council to now impose potentially necessary or useful conditions with the Entitlements' approvals.

VII. IRWINDALE SEGMENTED APPROVALS OF THE WASTE PROJECT IN VIOLATION OF CEQA

On June 8, 2016, Irwindale certified the FEIR without considering the additional Entitlements required for the Waste Project. This segmentation of the Waste Project's approvals violates the "whole of an action" principle dictated by CEQA. Indeed, an EIR must describe the entirety of a project, including all reasonably foreseeable future actions, and analyze those reasonably foreseeable actions. (CEQA Guidelines §15378(a).) And courts have consistently overturned the separate consideration of land use entitlements and environmental review documents. (See *Orinda Association v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 11171; *Lincoln Place Tenants Association v. City of Los Angeles* (2005) 130 Cal.App.4th 1491, 1495.) In other words, Irwindale is required to make certain findings (e.g., the Waste Project will be compatible with the existing and intended character of the area) to approve the Entitlements. These considerations should have been made in conjunction with the certification of the FEIR, not separately. Further, the FEIR should have adequately detailed this analysis. By failing to do so, Irwindale has piecemealed review of the Waste Project.

VIII. APPROVAL OF THE ENTITLEMENTS IS IMPROPER

Baldwin Park detailed several deficiencies with the applications for the Entitlements in its November 23, 2016 letter. (Attached as Exhibit B.) Among other things, neither the Addendum nor the Staff Report provide sufficient evidence for the Planning Commission or the City Council to make the requisite findings for the Entitlements. Baldwin Park further reiterates and incorporates the concerns stated in its November 23, 2016 letter herein. Irwindale's responses to Baldwin Parks November 23, 2016 letter do not resolve these issues.

IX. CONCLUSION

For the reasons stated above, Baldwin Park respectfully requests the Planning Commission reconsider its comments, and defer a recommendation until the Waste Project complies with CEQA and applicable land use law.

Thank you in advance for your consideration of our comments. Please include this letter in the record of proceedings for the Waste Project.

Very truly yours,



Diane C. De Felice

DCD:ibc

cc: Robert Tafoya, Esq.
City of Baldwin Park

Design Guidelines Matrix

Irwindale Materials Recovery and Transfer Station Project

9/7/2017

Site Design & Landscaping

Design Objectives and Siting	Encouraged	Discouraged	As Applied to Project
	Majority of frontage at public sidewalk	Parking in front	Due to the scale and massing of the Project, the building has been set back from the public street to provide a landscape buffer and transition zone from vehicle/pedestrian scale to the larger building scale.
	Historical structures and land forms incorporated	Building set back entirely from sidewalk with no mitigating landscaping or garden structure	No adjacent landforms or nearby historical structures to provide Project adjustments or contextual adherence
	Cluster buildings, incorporate plazas and walkways on larger sites	Large self contained building	Entrance, and Convenience Store) are all clustered off of the main entry at Arrow Highway. It is critical to provide separation of public and commercial areas for safety and efficiency of operations. Operations of the facility require large contiguous building areas sufficient to accommodate waste transfer and recovery. Project massing has been broken up into smaller masses and clusters around larger MRF/Transfer Building.

Parking/Access	Encouraged	Discouraged	As Applied to Project
	Reciprocal access	Curb cuts in arterial streets	All commercial and public traffic is provided via primary and secondary access points from Arrow Highway. Employee parking access provided off of Live Oak Avenue.
	Parking to rear if secure; to side as alternate	Front parking more than 60 feet deep	Parking and landscaping has been provided at perimeter of building to provide significant buffer at Live Oak Avenue and Arrow Highway. Parking is located as necessary to provide a sufficient setback to lessen the building's massing along street frontages.
	Vehicle and pedestrian connections between adjacent uses	Poorly designated pedestrian walkways	Pedestrian walkways have been provided between the parking areas and buildings as well as to Arrow Highway. As the surrounding areas are industrial, there are no adjacent uses that are suitable for pedestrian connections.
	Safe and well designated pedestrian path of travel		Controlled pedestrian access is provided at perimeter of facility to encourage safe travel of employees to and from parking areas to building. Designated crosswalks are provided at vehicle circulation areas.

Open Space	Encouraged	Discouraged	As Applied to Project
	Courtyards, visible from buildings or street	Termination of existing linkage	Administration Building is L-Shaped to provide a courtyard-public area visible from main entry at Arrow Highway.
	Public spaces for relaxation and rest		Exterior employee break area provided adjacent to Administration Building.
	Outdoor dining with permit		Not applicable.
	Shading of open spaces & parking lot	Unshaded parking lot and unshaded public open space areas	Significant shading is provided at parking and public areas.

Screening	Encouraged	Discouraged	As Applied to Project

ATTACHMENT "O"

	Parking lot screening at street periphery		Decorative concrete block wall with landscaping and stepped configuration is provided at entire perimeter of Project.
	Berming with landscaping preferred		Due to limited setback between public right-of-way and perimeter screen wall, landscape berming has not been provided.
	Solid walls with landscaping for trash and storage facilities		Decorative concrete block wall with landscaping is provided at trash enclosures.
	Proper slope planting techniques to provide screening		Not applicable to this Project.
	Sound attenuation walls, buffer zone and landscape screening at commercial /residential interface	Ground covers and flowering perennials alone	Significant setback of building from Live Oak Avenue and Arrow Highway is provided to allow for landscape and parking areas buffer. Decorative concrete block wall is provided at entire site perimeter for visual screen and sound attenuation.
Landscaping	**Encouraged**	**Discouraged**	**As Applied to Project**
	Minimum 10% of total gross site landscaped	Overused, generic plants, High water-use plants, High water-use plants, compatibility of plants	14% of gross site area is landscaped.
	Minimum 10% of parking area landscaped		Parking lot area landscaping exceeds 10%.
	Define the road edge, entrances & exits with landscaping		Landscaping is provided at all entry, roadways and driveway to define edge.
	Consistency & compatibility in style/design of paving & site amenities	Inconsistent design style of paving & site amenities	Decorative paving provided at primary Project vehicle entries at Arrow Highway and at exterior employee break area. Break area also has decorative screen wall and landscaping. Due to industrial use of facility, limited site amenities are provided.
	Lighting for safety and accent		Lighting provide at all exterior areas. Accent lighting provided at building perimeter and at public areas.
	Incorporation of local quarried stone		Not provided for this Project.
Planting	**Encouraged**	**Discouraged**	**As Applied to Project**
	Enhanced project entries		Enhancements provided at project entries including use of Washingtonia Palms and Crape Myrtles.
	Native plants		Native plants are integrated into the landscape design.
	Drought tolerant / low water usage plants	High water usage plants, Irrigation overspray and waste	Onsite landscaping uses 31% less water than allowable. Right-of-way landscaping uses 30% less water than allowable.
	Appropriate groupings of plant materials	Large areas of sod that require intense maintenance	Variety of planting materials are used with very limited use of turf.
	Vine pockets on walls & buildings		To protect building and screen walls, no vine pockets have been provided. Five varieties of landscape shrubs have been provided at screen walls and building walls.
	Theme trees, Mexican Fan Palm preferred		Washingtonia Palms and Crape Myrtles have been used extensively at Project entry and highlight areas.

Building Design & Signs

Design Principles	**Encouraged**	**Discouraged**	**As Applied to Project**
	Balance, rhythm, symmetry		The operational aspect of this building required a large interior clear area, thus providing a challenge for varied building massing and forms. A varied series of panel types within the design allow for building access (doors), ventilation (louvers), ambient light (polycarbonate panels) and vision (glass). The panel types are arranged in like-panel runs that are symmetrically bookended with arched panels. The same rhythm of arched panels is used at the Administration area with enhanced recesses and detail.

	Layering / detail / depth	Applied ornament as substitute for integrity and interest of massing	The entire building is supported by a base layer, above the base layer are field panels that are capped with a large projecting cornice. Additional architectural detailing and fenestration is provided at corners with enhanced detailing at public interface locations. Panels and building forms are also stepped to provide additional depth and layering to the building massing.
	Vertical / horizontal balance		The run of horizontal panels have been broken up with varying vertical heights at mid-span of long runs as well as between the two large building masses and the attached Administration Area.
	Enhanced street corners		Large areas of polycarbonate panels at the MRF/Transfer Building and vision glass at the Administration Building have been located at all corner areas. Enhanced eyebrow reliefs have been placed above the arched openings at these locations as well as architectural detailing in the panel field above the arch.
	Pedestrian vitality		The majority of the building is placed a large distance from pedestrian access to allow for safety of the pedestrian and better operational vehicle circulation. Pedestrian accessible building areas are articulated with deep arched recesses with glazing, additional landscaping, colored horizontal metal ACM soffits and enhanced paving.
Style	**Encouraged**	**Discouraged**	**As Applied to Project**
	Authentic period styles compatible with City context	Mimicry of mission bells, etc.	The exterior can best be described as a modern adaptation of the Mission style, which is representative of the City's history. For instance, the Project incorporates significant horizontal and vertical variation to add richness and variety to the building mass, the use of arches, and light primary colors. This is an appropriate hybrid given the use and scale of the Project.
	New buildings that draw upon the fundamental characteristics of existing buildings in Irwindale	Historic-look-alike building	The exterior has been adapted to mimic many of the characteristics of the recently designed Alderson Business Park, including arches, mixtures of light colors, and building fenestration and articulated roof lines. These design characteristics are consistent with the Mission style prevalent
	Facades with depth of planes	Parabolic arches	The exterior wall planes have be stepped at the perimeter of the building creating a sawtooth floor plate.
	Develop contemporary interpretations of the traditional context	Stock building plans or typical corporate or franchise operation designs	The clean lines and forms of this Project are an adaption of mission style elements for a modern industrial application. The challenge is adjusting the scale and detail that is more typical of smaller developments. The key solution was to slightly oversize the architectural features and create repetitive patterns (IE: groups of doors or windows) that read a single larger element. These feature fit well within the larger scale of the Project.
Architectural Detailing - Facade Elements	**Encouraged**	**Discouraged**	**As Applied to Project**
	Recessed heavy wooden doors		Not applicable for this Project.
	Deeply recessed windows with planter boxes		All exterior fenestrations at public areas are deeply recessed into arched openings.
	Arcades, columns for scale, balance & rhythm	Long, unbroken façade, Flush windows, Neon window perimeter strips	As noted above, series and groups of elements have been linked together to break up the longer runs of panels. All panel runs are also terminated on each end with arched translucent panels that glow from within during the nighttime.
	Base & cornice expression		The exterior has a defined based and cornice.
	Detailed balconies		Not applicable for this Project.

	Simple awning / canopy shapes		Small canopies and shades are the not appropriate scale for this Project. Large recessed opening with soffits are created at public entry areas.
	Custom ornamentation	Oversized, novelty, or generic ornament	Simple ornamentation is provided at and above all glazed panel areas. Ornamental lighting is also placed throughout all panel locations.
	Continue façade variations on all sides, including roof line	Permanent, non-retractable or exterior security grate/bars	Design features have been carried throughout the Project.

Architectural Detailing - Roofs & Parapets	**Encouraged**	**Discouraged**	**As Applied to Project**
	Varied rooflines- low pitch	Varying roof pitches, Unbroken ridge lines	Low pitched roof used.
	Flat roof behind detailed parapet	Visibly thin parapets, Prominent generic arch or gable	All parapets are topped with a deep cornice. Where parapets end are exposed the parapet is returned to express the building mass.
	Large eave overhang		No eaves on this Project.
	Rails expressing roof deck		Not applicable for this Project.

Architectural Detailing - Materials & Colors			
	Smooth or lightly troweled stucco	Unraced concrete, concrete block or cultured stone	Exterior wall are concrete tilt-up with smooth trowel finish. All walls will be sacked and patched as required.
	Metal, glass, wood, brick, stone, appropriate to context & style		Primary exterior elements are concrete walls, aluminum window frames, glazing, polycarbonate panels, steel doors and pre-manufactured cornices and detailing, all of which provide context and style differentiation for the Project.
	Light harmonious colors with accent color for trim	Excessive color saturation + brightness	Light warm tones have been used on the Project with an accent color at doors, trim, and soffits.
	Mission clay tile, Spanish tiles or clay shingle	Modular units (tiles, blocks, etc.) too large for building scale	Smaller building materials such as tile were not used on this Project given the scale.

Signs	**Encouraged**	**Discouraged**	**As Applied to Project**
	Monument, Wall, Projecting, Window & Awning Signs	Internally illuminated, can signs, flags, banners, moveable letter, off premises, electronic, roof-mounted & billboards	Signage not yet designed for this Project.
	Integrate with architecture		Signage not yet designed for this Project.
	Simple, legible, & durable		Signage not yet designed for this Project.
	High quality materials	Neon window strips	Signage not yet designed for this Project.

LEGEND

- C&D
- SELF HAUL - C&D
- GREEN WASTE
- OFFICE (2-STORY)
- MAINTENANCE
- MAINTENANCE (MEZZANINE)
- MRF/TRANSFER
- BALE STORAGE
- OFFICE (2-STORY)
- CONVENIENCE STORE
- SCALE HOUSE
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVING
- PAVING
- EXISTING EASEMENT
- LANDSCAPING
- PROPERTY LINE

PROJECT TEAM

ARCHITECT
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14048 VALLEY BLVD.
CITY OF INDUSTRY, CA 91716

CONTACT : GREG LOUGHNANE
PH: 626-855-7233
INTERNET:
GLoughnane@athensservices.com

PROJECT DESCRIPTION

PROPOSED MATERIALS RECOVERY AND TRANSFER STATION WITH FUELING FACILITY AND MAINTENANCE BUILDING

SITE ADDRESS

2200 ARROW HWY.
IRWINDALE, CA 91706

BUILDING SUMMARY

C&D	33,100 S.F.
SELF HAUL - C&D	25,875 S.F.
GREEN WASTE	31,275 S.F.
OFFICE (2-STORY)	6,167 S.F.
MAINTENANCE (2-STORY)	14,711 S.F.
MRF/TRANSFER	137,132 S.F.
BALE STORAGE	6,831 S.F.
OFFICE (2-STORY)	10,291 S.F.
CONVENIENCE STORE	2,587 S.F.
SCALE HOUSE (2-TOTAL)	100 S.F.
TOTAL AREA	268,069 S.F.

SITE SUMMARY

BUILDING FOOTPRINT:	258,040 S.F.
LANDSCAPE:	120,138 S.F.
HARDSCAPE:	61,950 S.F.
CIRCULATION:	309,898 S.F.
TOTAL AREA (17.22 ACRES)	±750,026 S.F.

NET LAND AREA

SITE	(14.19) 617,918 S.F.
T/L EASEMENT (SHOWN HATCHED)	(3.03) 132,108 S.F.
TOTAL AREA	(17.22 ACRES) ±750,026 S.F.

ZONING - M-2

PARKING SUMMARY

PARKING REQUIRED

C&D:	1 SPACE PER 1,000 S.F.
SELF HAUL - C&D:	1 SPACE PER 1,000 S.F.
GREEN WASTE:	1 SPACE PER 1,000 S.F
OFFICE:	1 SPACE PER 250 S.F.
MAINTENANCE:	1 SPACE PER 1,000 S.F.
MEZZANINE:	1 SPACE PER 1,000 S.F.
MRF/TRANSFER:	1 SPACE PER 1,000 S.F
BALE STORAGE:	1 SPACE PER 1,000 S.F.
CONVENIENCE STORE:	1 SPACE PER 250 S.F.
SCALEHOUSE:	1 SPACE PER 250 S.F.

C&D	33,100 S.F. /	1000 X 1.0	=	33.10 STALLS
SELF HAUL - C&D	25,875 S.F. /	1000 X 1.0	=	25.88 STALLS
GREEN WASTE	31,275 S.F. /	1000 X 1.0	=	31.28 STALLS
OFFICE (2-STORY)	16,458 S.F. /	*250 X 1.0	=	65.83 STALLS
MAINTENANCE	12,500 S.F. /	1000 X 1.0	=	12.50 STALLS
MEZZANINE	2,211 S.F. /	1000 X 1.0	=	2.21 STALLS
MRF/TRANSFER	137,132 S.F. /	1000 X 1.0	=	137.13 STALLS
BALE STORAGE	6,831 S.F. /	1000 X 1.0	=	6.83 STALLS
CONVENIENCE STORE	2,587 S.F. /	*250 X 1.0	=	10.35 STALLS
SCALE HOUSE	100 S.F. /	*250 X 1.0	=	0.40 STALLS
TOTAL	268,069 S.F.	(325.51)	=	326 STALLS

* PER 17.64.030 IN MUNICIPAL CODE)

PARKING PROVIDED

ON-SITE

STANDARD STALLS	195
ADA STALLS	4
SUBTOTAL:	199

CONVENIENCE STORE SITE

STANDARD STALLS	130
ADA STALLS	4
SUBTOTAL:	134
TOTAL PARKING:	333

KEYNOTES

PROPOSED

1. 8' HIGH C.M.U. WALL
2. LINE OF TUNNEL BELOW
3. RAMP TO TUNNEL
4. DECORATIVE PAVEMENT
5. PAINTED TRAFFIC STRIPING
6. LANDSCAPING
7. PAVEMENT
8. 9'X18' STANDARD PARKING STALL
9. 9'X18' H/C ACCESSIBLE PARKING STALL
10. SLIDING GATES
11. SWING GATES
12. CONCRETE RETAINING WALL
13. LOADING DOCK
14. 70' x 10' SCALE

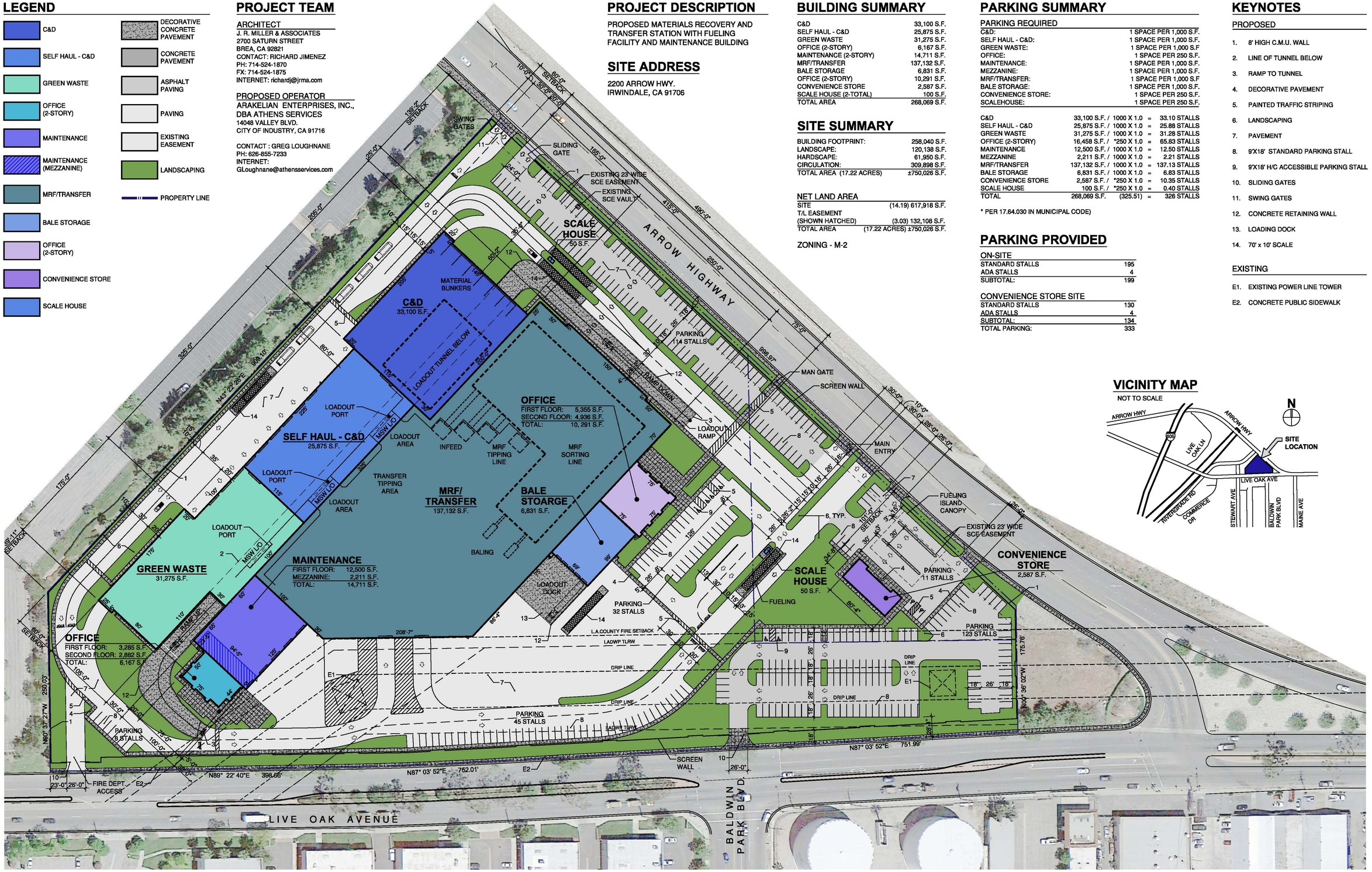
EXISTING

E1. EXISTING POWER LINE TOWER

E2. CONCRETE PUBLIC SIDEWALK

VICINITY MAP

NOT TO SCALE



SCALE: 1"=50'-0"
0 25' 50' 100' 200'

TRUE NORTH
REFERENCE NORTH

Conceptual Site Plan

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
10.31.2016

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JRMA ARCHITECTS ENGINEERS

LEGEND

- OFFICE (2-STORY)
- MRF/TRANSFER
- MATERIAL STAGING
- MAINTENANCE (FIRST FLOOR)
- MAINTENANCE (MEZZANINE)
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVING
- PAVING
- DEIR BUILDING FOOTPRINT
- C&D
- SELF HAUL - C&D
- EMPLOYEE AREA (2-STORY)
- CONVENIENCE STORE
- SCALE HOUSE
- EXISTING EASEMENT
- LANDSCAPING
- PROPERTY LINE

PROJECT TEAM

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CITY OF INDUSTRY, CA 91716

CONTACT : GREG LOUGHNANE
PH: 626-855-7233
INTERNET:
GLoughnane@athensservices.com

PROJECT DESCRIPTION

PROPOSED MATERIALS RECOVERY AND TRANSFER STATION WITH FUELING FACILITY AND MAINTENANCE BUILDING

SITE ADDRESS

LIVE OAK AVENUE
IRWINDALE, CA 91706

BUILDING SUMMARY

C&D	41,500 S.F.
SELF HAUL - C&D	52,000 S.F.
EMPLOYEE AREA (2-STORY)	9,249 S.F.
CONVENIENCE STORE	2,587 S.F.
SCALE HOUSE (4-TOTAL)	200 S.F.
OFFICE (2-STORY)	12,780 S.F.
MRF/TRANSFER	104,732 S.F.
MATERIAL STAGING	25,000 S.F.
MAINTENANCE (2-STORY)	17,180 S.F.
TOTAL AREA	265,228 S.F.

SITE SUMMARY

BUILDING FOOTPRINT:	252,586 S.F.
LANDSCAPE:	110,057 S.F.
HARDSCAPE:	50,681 S.F.
CIRCULATION:	336,702 S.F.
TOTAL AREA (17.22 ACRES)	±750,026 S.F.

NET LAND AREA

SITE	(13.65) 594,607 S.F.
T/L EASEMENT (SHOWN HATCHED)	(3.57) 155,419 S.F.
TOTAL AREA	(17.22 ACRES) ±750,026 S.F.

ZONING - M-2

PARKING SUMMARY

PARKING REQUIRED

PER EIR, PARKING REQUIREMENTS ARE BASED UPON NUMBER OF EMPLOYEES, 345 EMPLOYEES DIVIDED BY 3 SHIFTS EQUAL 115 SPACES REQUIRED, PLUS OFFICE AND CONVENIENCE STORE PARKING OF 32 SPACES FOR A TOTAL OF 147 REQUIRED PARKING SPACES.

PARKING PROVIDED

MRF/TS

STANDARD STALLS	237
ADA STALLS	10
TOTAL:	247

CONVENIENCE

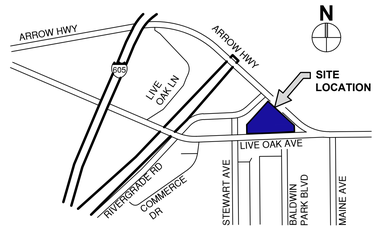
STANDARD STALLS	24
ADA STALLS	2
TOTAL:	26

OTHER

FLEXIBLE STALLS	34
TRANSFER TRUCK STALLS	19

VICINITY MAP

NOT TO SCALE



KEYNOTES

PROPOSED

1. SCREEN WALL
2. LINE OF TUNNEL BELOW
3. RAMP TO TUNNEL
4. DECORATIVE PAVEMENT
5. PAINTED TRAFFIC STRIPING
6. LANDSCAPING
7. PAVEMENT
8. STEEL PUSHWALL
9. 9'X18' H/C ACCESSIBLE PARKING STALL
10. SLIDING GATES
11. EQUIPMENT
12. CONCRETE RETAINING WALL
13. LOADING DOCK
14. ASPHALT
15. 8' HIGH C.M.U. WALL
16. SWING GATES
17. 70' X 10' SCALE
18. TRASH ENCLOSURE
19. WROUGHT IRON FENCE
20. WROUGHT SLIDING GATE
21. RAMP
22. 6" HIGH CURB
23. 0" HIGH CURB

EXISTING

E1. EXISTING POWER LINE TOWER
E2. EXISTING CONCRETE PUBLIC SIDEWALK

SCALE: 1"=50'-0"
0' 25' 50' 100' 200'

TRUE NORTH
REFERENCE NORTH

Conceptual Site Plan - Overlay

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
02.03.2017

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LEGEND

- OFFICE (2-STORY)
- MRF/TRANSFER
- MATERIAL STAGING
- MAINTENANCE (FIRST FLOOR)
- MAINTENANCE (MEZZANINE)
- DECORATIVE CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVING
- PAVING
- C&D
- SELF HAUL - C&D
- EMPLOYEE AREA (2-STORY)
- CONVENIENCE STORE
- SCALE HOUSE
- EXISTING EASEMENT
- LANDSCAPING
- PROPERTY LINE

CIRCULATON LEGEND

- TRANSFER TRUCKS
- COLLECTION TRUCKS
- GREEN WASTE
- SELF HAUL/CD
- C&D
- EMPLOYEE/VISITOR
- RECYCLABLE LOADOUT
- FUEL/STORE



VICINITY MAP

NOT TO SCALE

SCALE: 1"=50'-0"

0' 25' 50' 100' 200'

TRUE NORTH

REFERENCE NORTH

Circulation Plan

Athens Irwindale

Material Recovery Facility and Transfer Station

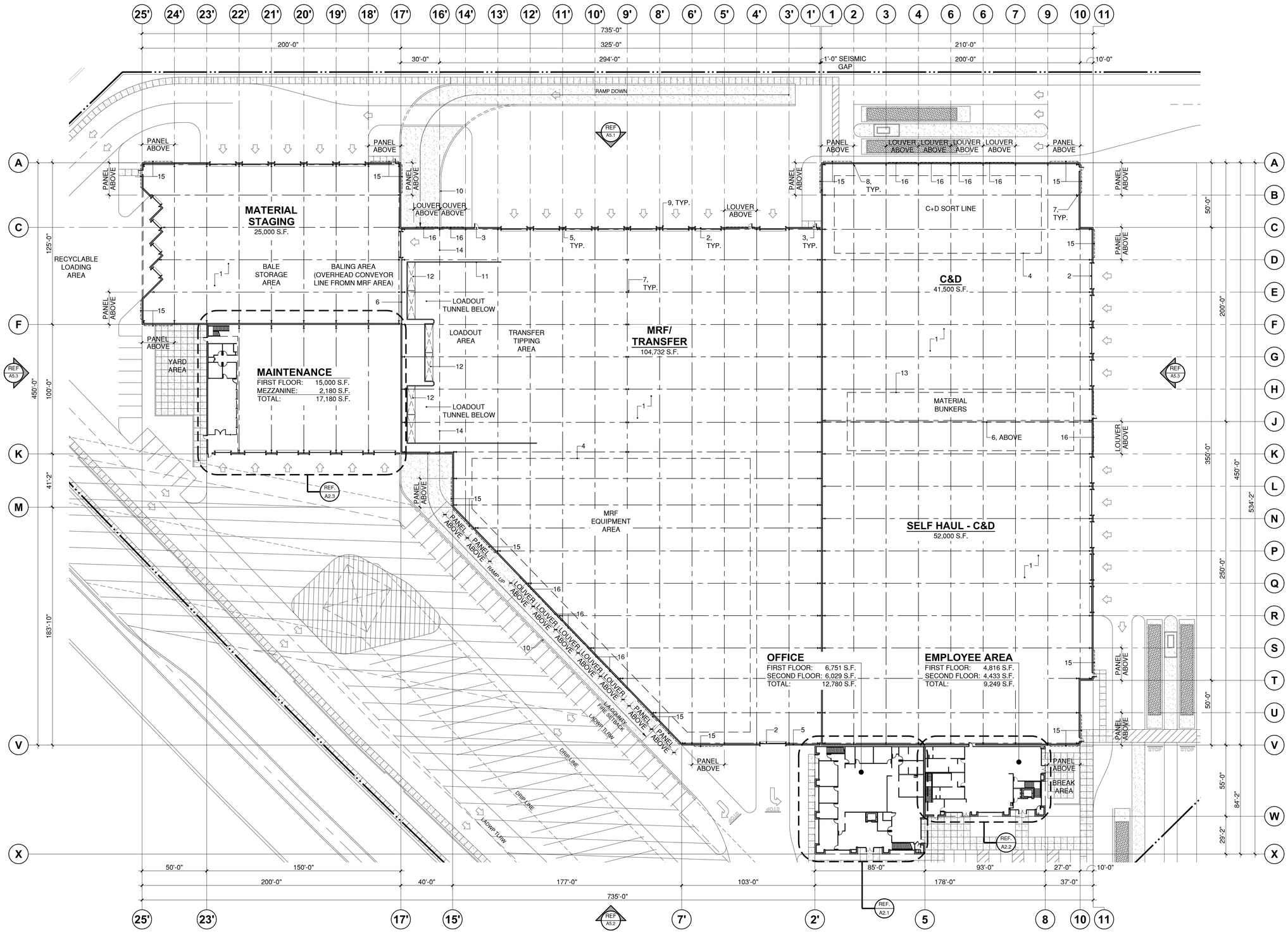
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JRMA ARCHITECTS ENGINEERS

Job No. 3955
02.03.2017

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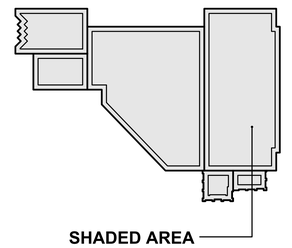
KEYNOTES

PROPOSED

1. CONCRETE FLOOR
2. OVERHEAD COILING DOOR
3. MAN DOOR
4. EQUIPMENT AREA
5. EXTERIOR CONC TILT UP WALL
6. INTERIOR WALL
7. STEEL COLUMN
8. STEEL ENDWALL COLUMN
9. BOLLARD
10. RETAINING WALL
11. STEEL PUSH WALL
12. LOADOUT PORTS
13. BUNKERS
14. LINE OF TUNNEL BELOW
15. ARCH/TRANSLUCENT PANELS, ABOVE
16. LOUVERS, ABOVE

BUILDING SUMMARY

C&D	41,500 S.F.
SELF HAUL - C&D	52,000 S.F.
EMPLOYEE AREA (2-STORY)	9,249 S.F.
OFFICE (2-STORY)	12,780 S.F.
MRF/TRANSFER	104,732 S.F.
MATERIAL STAGING	25,000 S.F.
MAINTENANCE (2-STORY)	17,180 S.F.
TOTAL AREA	262,441 S.F.



OVERALL KEY PLAN

SCALE: 1"=30'-0"

0' 15' 30' 60' 120'

TRUE NORTH

REFERENCE NORTH

Overall Floor Plan

Athens Irwindale

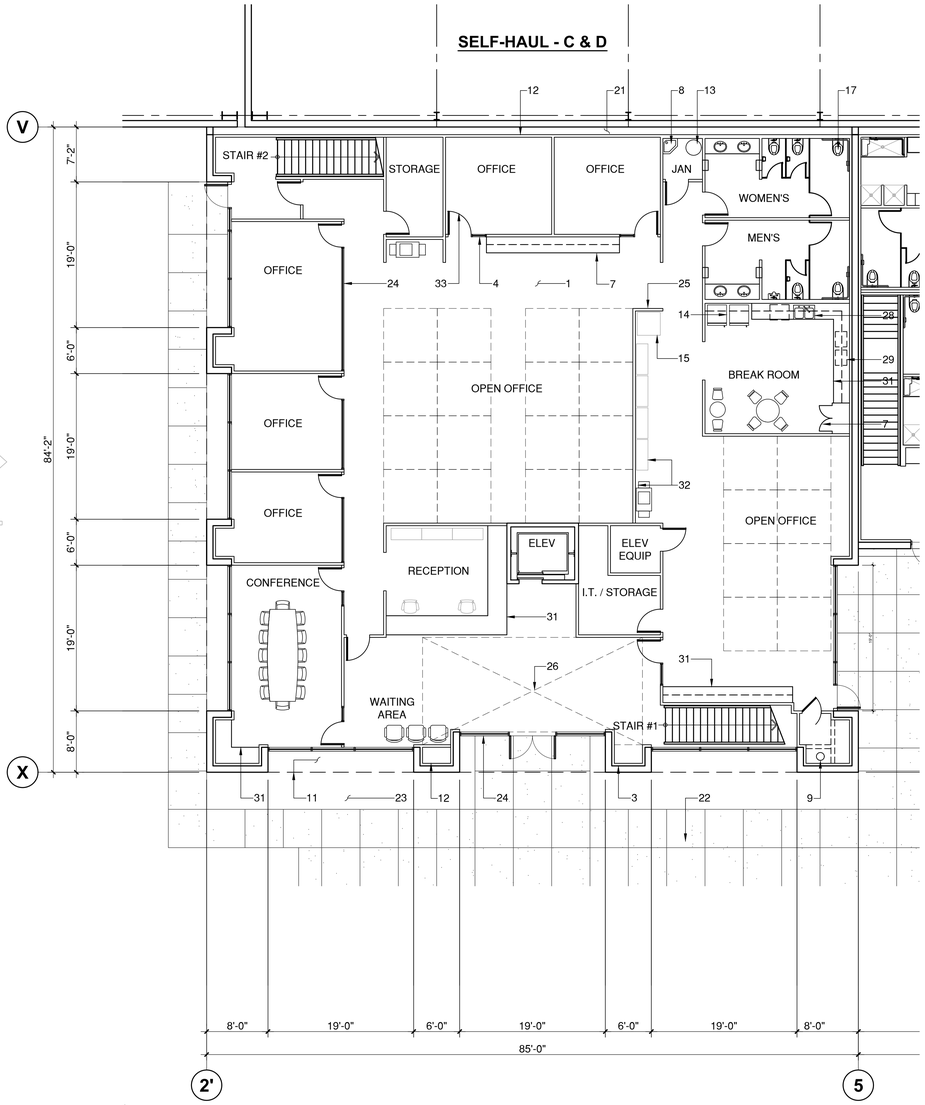
Material Recovery Facility and Transfer Station

2200 Arrow Hwy. Irwindale, CA

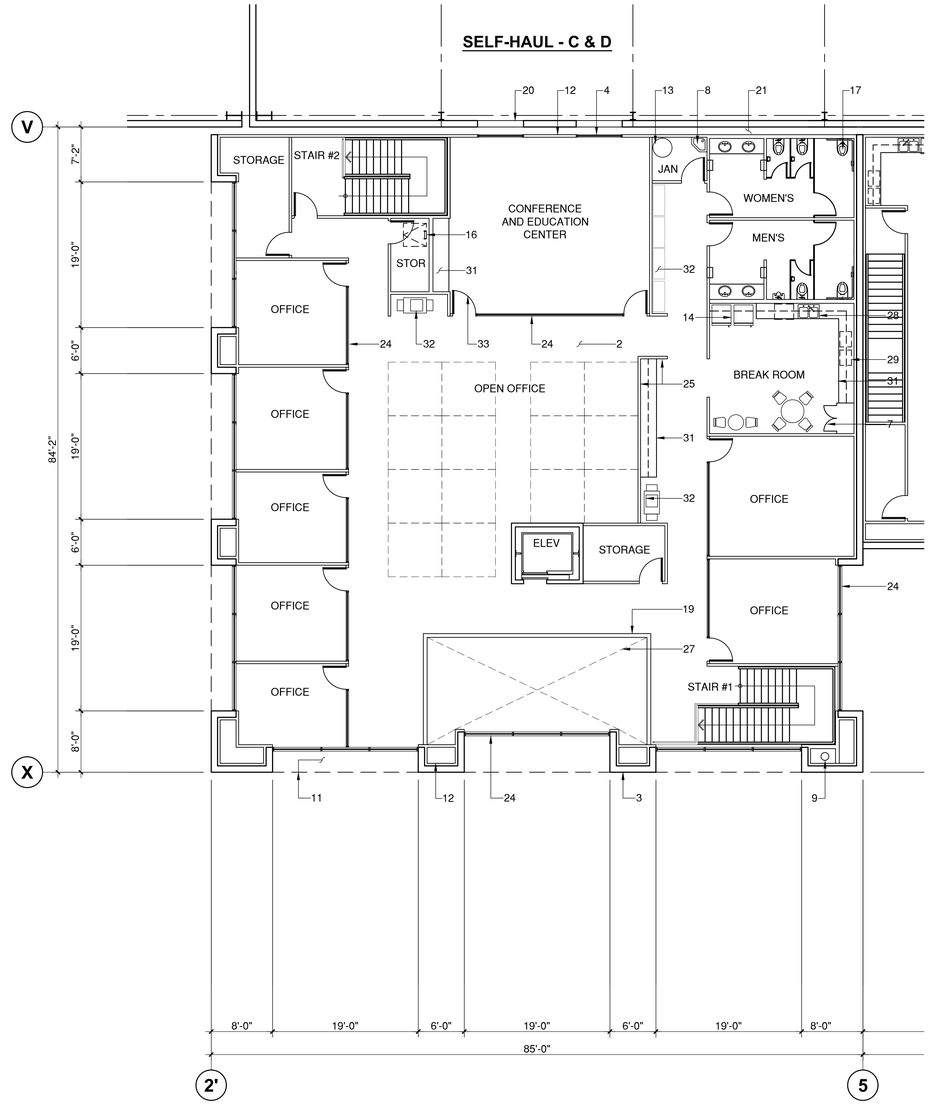
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FIRST FLOOR PLAN



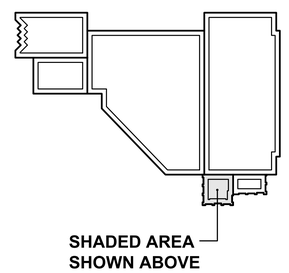
SECOND FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. EXTERIOR CONC TILT UP WALL
4. WINDOW
5. LOCKERS
6. DRINKING FOUNTAIN
7. CABINET
8. FLOOR SINK
9. FIRE RISER
10. ADA COMPLIANT SHOWER
11. PARAPET WALL ABOVE WITH SOFFIT
12. METAL STUD WALL
13. WATER HEATER
14. REFRIGERATOR
15. VENDING MACHINE
16. ROOF ACCESS LADDER
17. ADA COMPLIANT WATER CLOSET
18. SITTING BENCH
19. 43" HEIGHT GUARDRAIL WALL
20. OPENING IN CONC WALL
21. SEISMIC GAP
22. WALKWAY PAVEMENT
23. LANDSCAPING
24. STOREFRONT SYSTEM
25. 6'-0" HEIGHT METAL STUD WALL
26. OPEN TO ABOVE
27. OPEN TO BELOW
28. KITCHEN SINK
29. MICROWAVE
30. REGULAR SHOWER STALL
31. COUNTER TOP
32. FILE CABINET / COPIER
33. 3'-0" WIDE DOOR

OFFICE AREA SUMMARY

FIRST FLOOR	6,751 S.F.
SECOND FLOOR	6,029 S.F.
TOTAL OFFICE AREA	12,780 S.F.



OVERALL KEY PLAN

SCALE: 1/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH
REFERENCE NORTH

Enlarged Floor Plans - Office

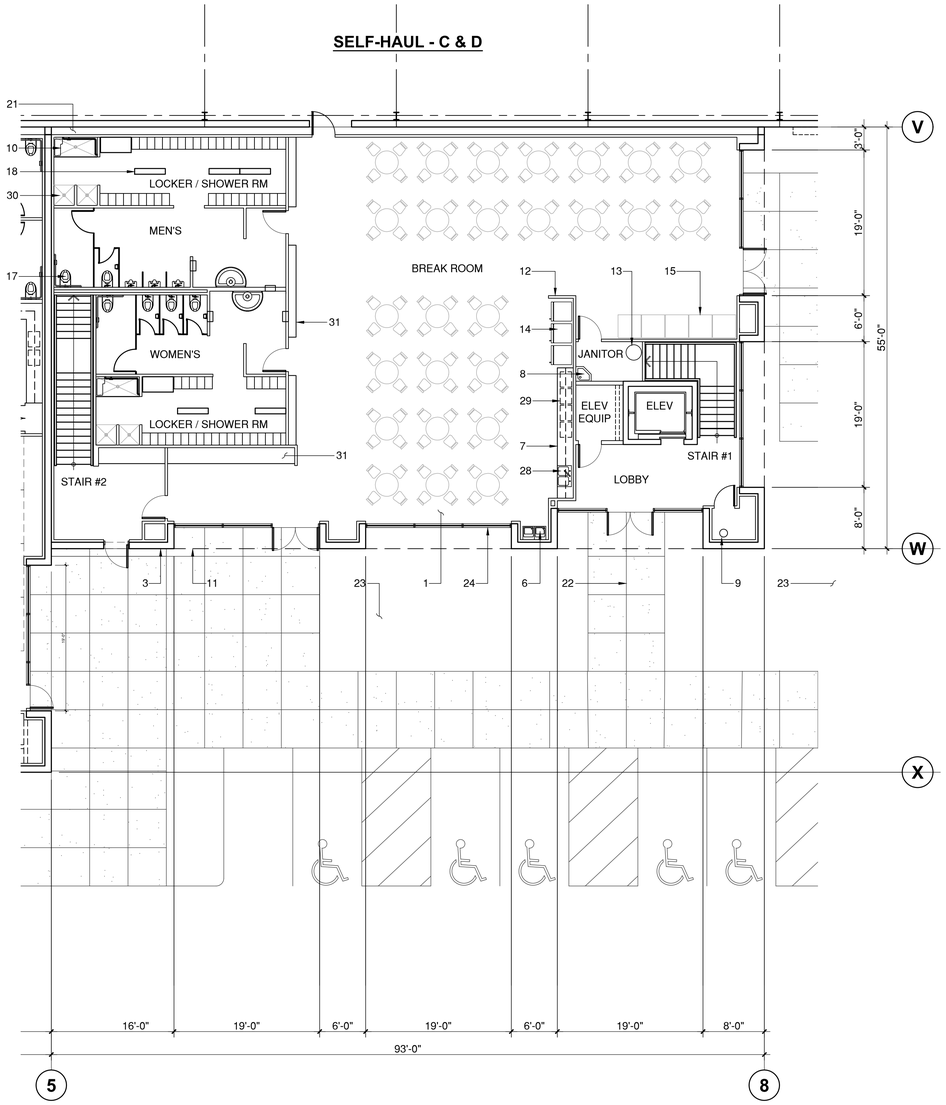
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Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

JRMA ARCHITECTS ENGINEERS

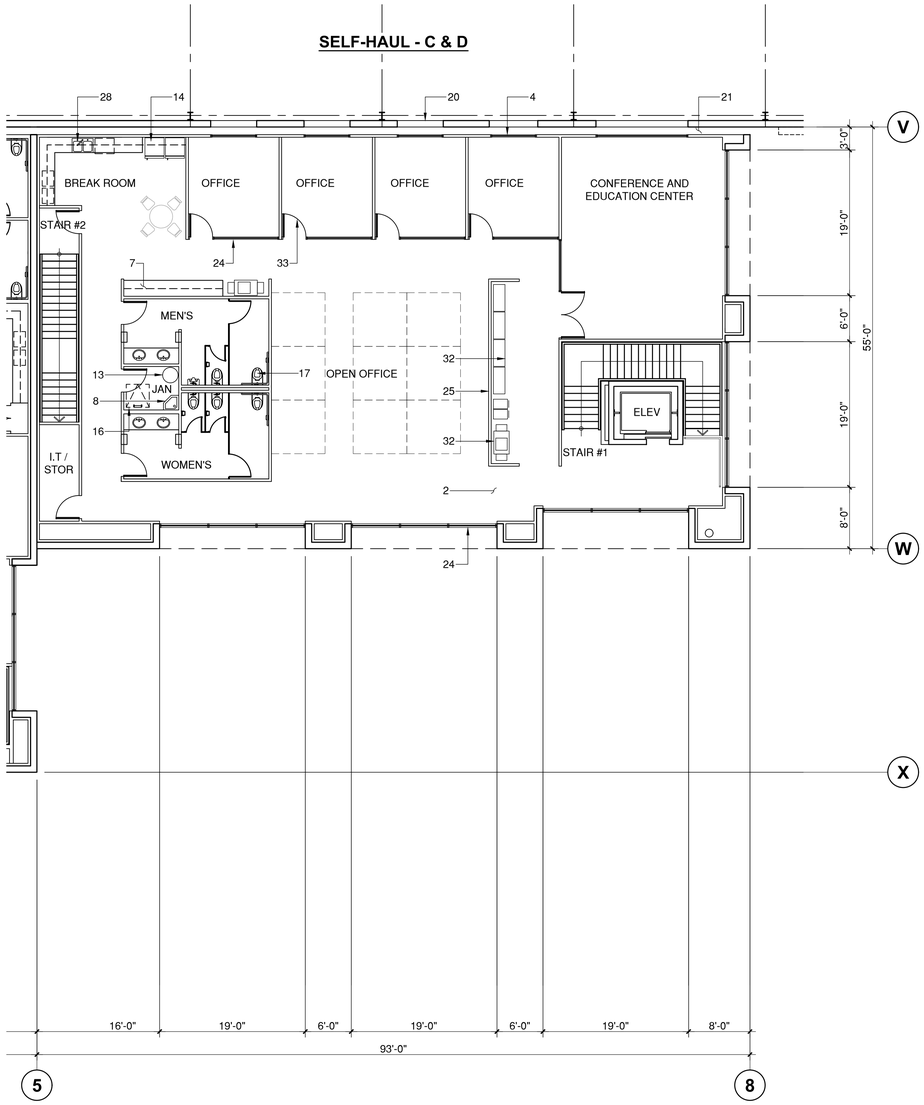
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FIRST FLOOR PLAN



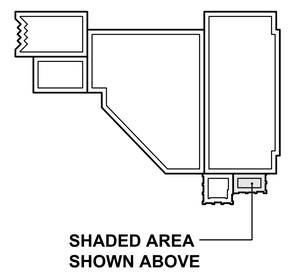
FIRST FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. EXTERIOR CONC TILT UP WALL
4. WINDOW
5. LOCKERS
6. DRINKING FOUNTAIN
7. CABINET
8. FLOOR SINK
9. FIRE RISER
10. ADA COMPLIANT SHOWER
11. PARAPET WALL ABOVE WITH SOFFIT
12. METAL STUD WALL
13. WATER HEATER
14. REFRIGERATOR
15. VENDING MACHINE
16. ROOF ACCESS LADDER
17. ADA COMPLIANT WATER CLOSET
18. SITTING BENCH
19. 43" HEIGHT GUARDRAIL WALL
20. OPENING IN CONC WALL
21. SEISMIC GAP
22. WALKWAY PAVEMENT
23. LANDSCAPING
24. STOREFRONT SYSTEM
25. 6'-0" HEIGHT METAL STUD WALL
26. OPEN TO ABOVE
27. OPEN TO BELOW
28. KITCHEN SINK
29. MICROWAVE
30. REGULAR SHOWER STALL
31. COUNTER TOP
32. FILE CABINET / COPIER
33. 3'-0" WIDE DOOR

EMPLOYEE AREA SUMMARY

FIRST FLOOR	4,816 S.F.
SECOND FLOOR	4,433 S.F.
TOTAL OFFICE AREA	9,249 S.F.



OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH

REFERENCE NORTH

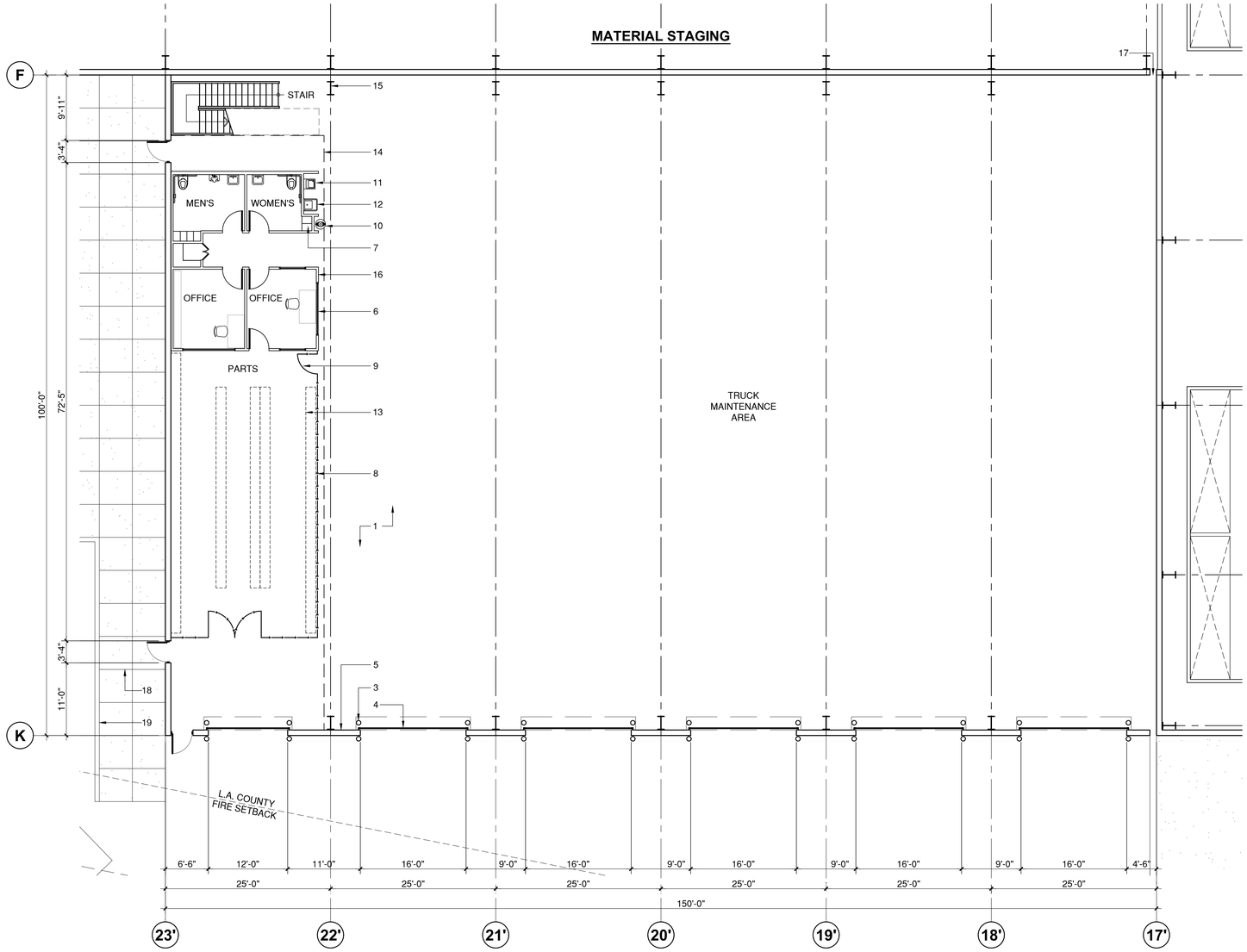
Enlarged Floor Plans - Employee

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

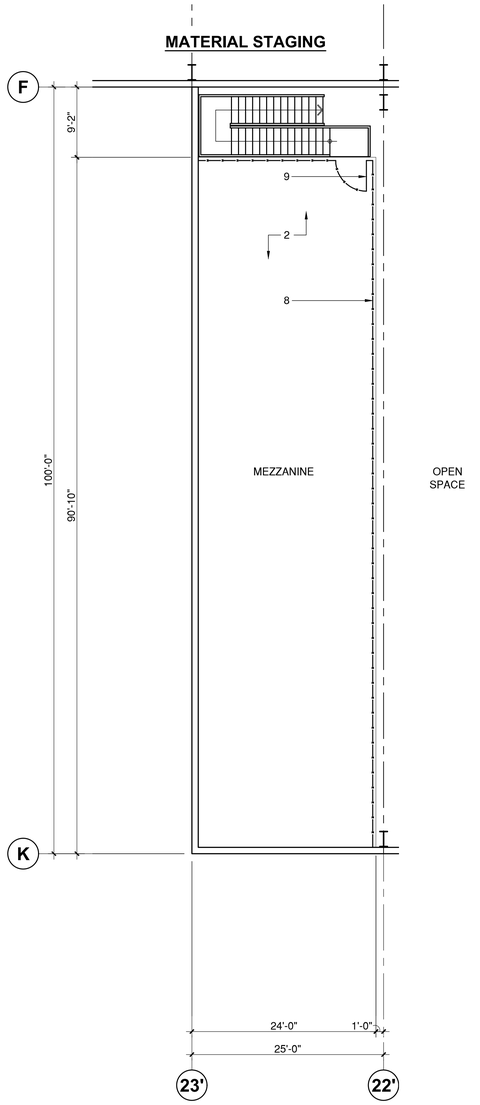
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01.27.2017

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A2.2



FIRST FLOOR PLAN



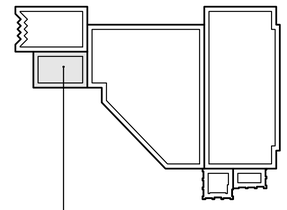
MEZZANINE FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. CONC SLAB ON METAL FLOOR DECK
3. BOLLARD
4. OVERHEAD DOOR
5. EXTERIOR CONC TILT UP WALL
6. WINDOW
7. LOCKERS
8. 10'-0" CHAINLINK FENCE
9. CHAINLINK GATE
10. EYEWASH
11. DRINKING FOUNTAIN
12. HAND SINK
13. SHELF
14. MEZZANINE FLOOR LINE ABOVE
15. STEEL COLUMN
16. METAL STUD WALL
17. SEISMIC GAP
18. PAVEMENT
19. SCREEN WALL

MAINTENANCE AREA SUMMARY

FIRST FLOOR	15,000 S.F.
SECOND FLOOR	2,180 S.F.
TOTAL OFFICE AREA	17,180 S.F.



OVERALL KEY PLAN

JRMA
ARCHITECTS ENGINEERS

SCALE: 3/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH
REFERENCE NORTH

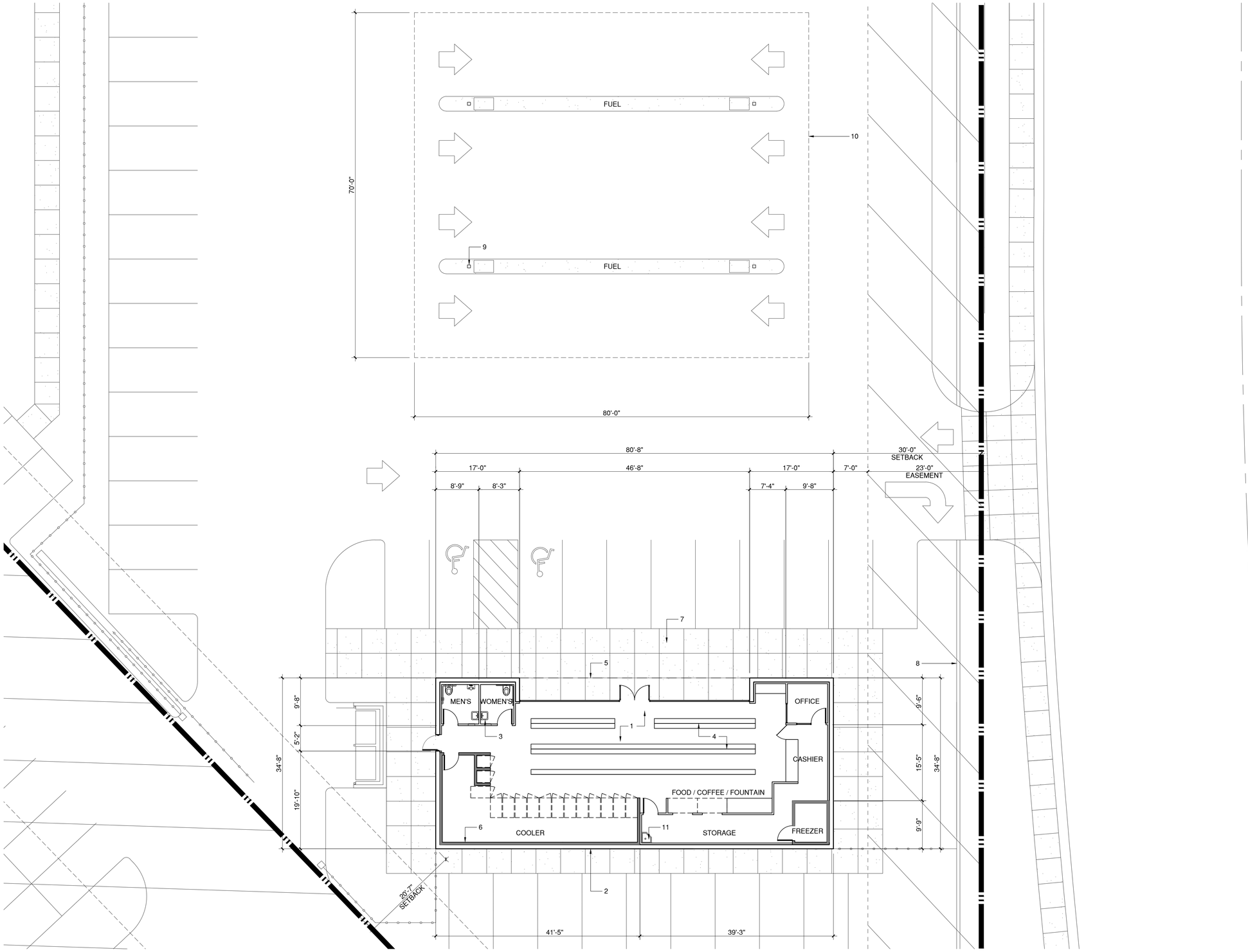
Enlarged Floor Plans-Maintenance

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
01.27.2017

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A2.3



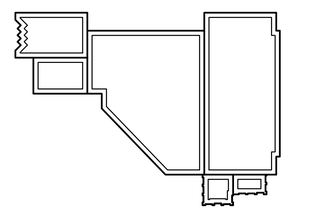
FLOOR PLAN

KEYNOTES

1. CONCRETE FLOOR
2. EXTERIOR CONC TILT UP WALL
3. HAND SINK
4. SHELF
5. PARAPET WALL ABOVE WITH SOFFIT
6. METAL STUD WALL
7. PAVEMENT
8. SCREEN WALL
9. STEEL COLUMN
10. CANOPY ABOVE
11. FLOOR SINK

CONVENIENCE STORE AREA SUMMARY

TOTAL AREA	2,587 S.F.



SHADED AREA SHOWN ABOVE

OVERALL KEY PLAN

JRMA ARCHITECTS ENGINEERS

SCALE: 1/8"=1'-0"
0' 4' 8' 16' 32'

TRUE NORTH

REFERENCE NORTH

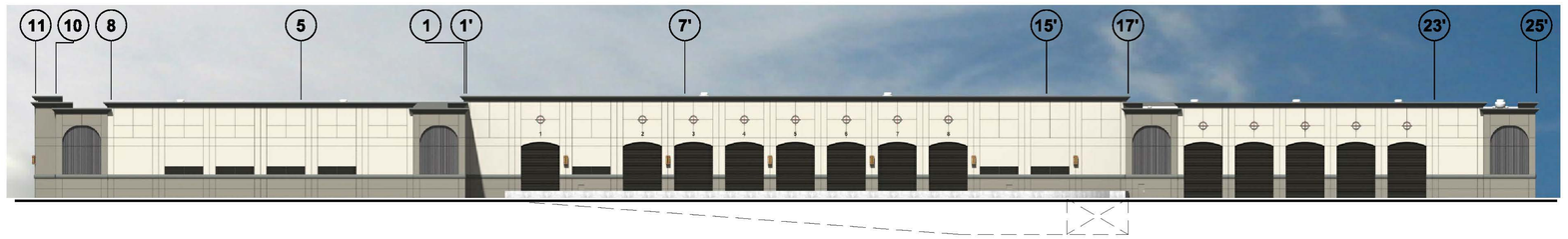
Convenience Store Floor Plan

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

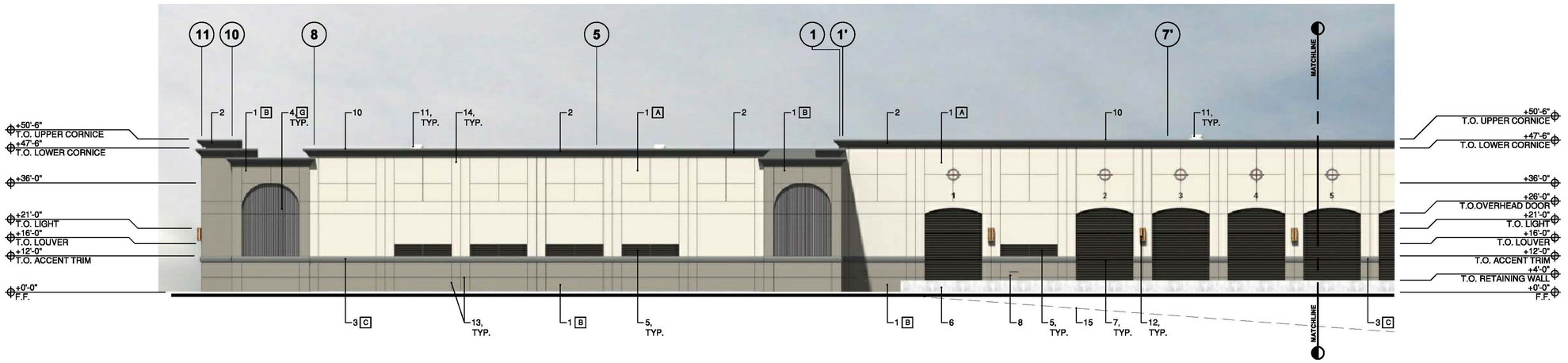
Job No. 3955
01.27.2017

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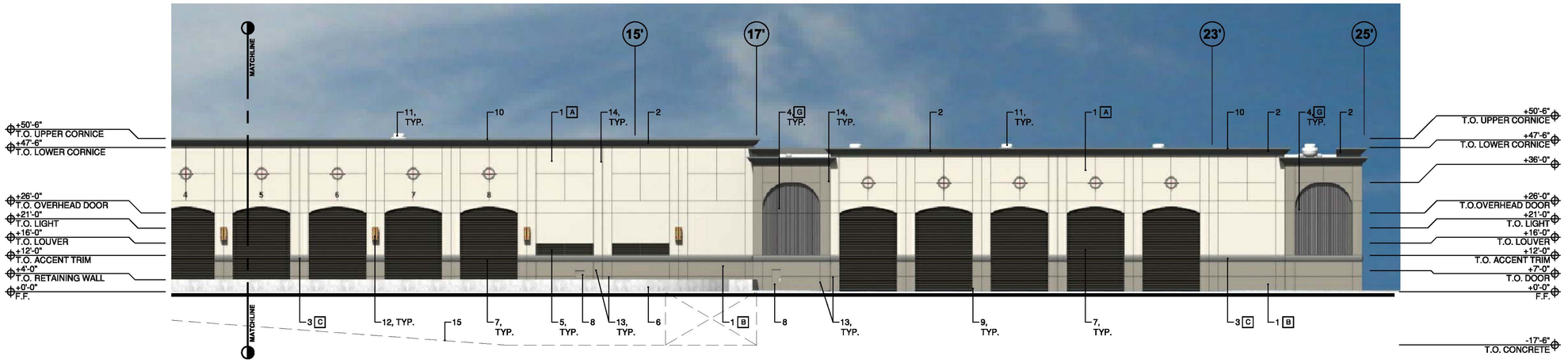
A2.4



OVERALL NORTH ELEVATION



ENLARGED NORTH ELEVATION



ENLARGED NORTH ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. RAMP, BEYOND

FINISH KEYNOTES

- [A] MAIN BUILDING COLOR: DUNN EDWARDS COLOR: DET625 RECLAIMED WOOD.
- [B] BUILDING BASE COLOR: DUNN EDWARDS COLOR: DET626 METAL FRINGE.
- [C] BUILDING TRIM: DUNN EDWARDS COLOR: DET629 FADE TO BLACK.
- [D] BUILDING ACCENT COLOR: DUNN EDWARDS COLOR: DET680 ESPRESSO MACCHIATO.
- [E] GLAZING: PPG COLOR: SOLAR GRAY
- [F] STOREFRONT: ANODIZED ALUMINUM COLOR: DARK BRONZE
- [G] TRANSLUCENT PANEL: CPI COLOR: BRONZE

JRMA ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

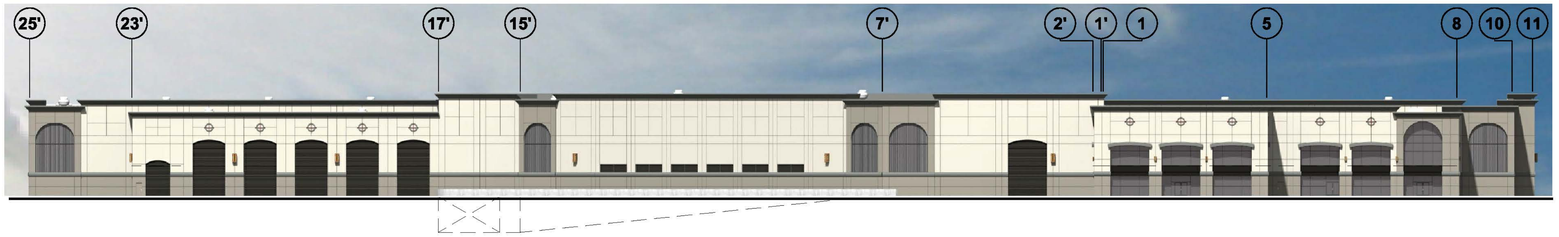
North Exterior Elevation

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

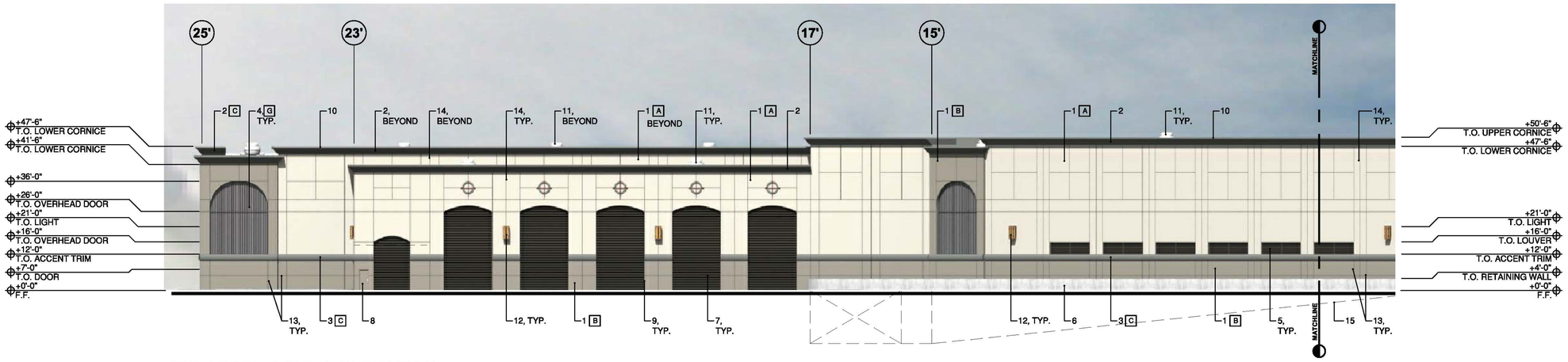
Job No. 3955
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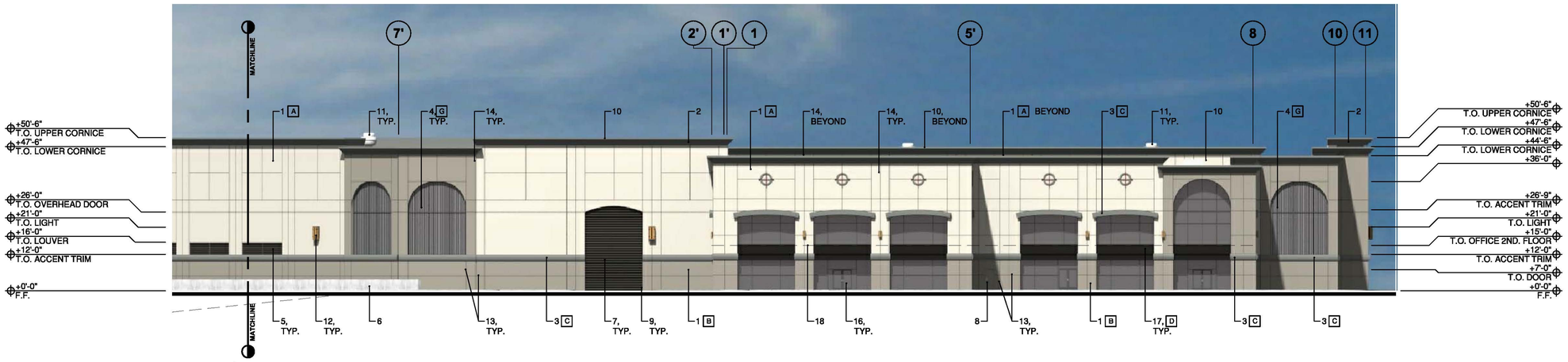
A5.1



OVERALL SOUTH ELEVATION



ENLARGED SOUTH ELEVATION



ENLARGED SOUTH ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. CONCRETE TUNNEL/RAMP, BEYOND
16. STOREFRONT SYSTEM
17. ACCENT PANEL
18. LINE OF SECOND FLOOR

FINISH KEYNOTES

A. MAIN BUILDING COLOR: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD.

B. BUILDING BASE COLOR: DUNN EDWARDS
COLOR: DET626 METAL FRINGE.

C. BUILDING TRIM: DUNN EDWARDS COLOR:
DET629 FADE TO BLACK.

D. BUILDING ACCENT COLOR: DUNN EDWARDS
COLOR: DET680 ESPRESSO MACCHIATO.

E. GLAZING: PPG
COLOR: SOLAR GRAY

F. STOREFRONT:
ANODIZED ALUMINUM
COLOR: DARK BRONZE

G. TRANSLUCENT PANEL: CPI
COLOR: BRONZE

JRMA
ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

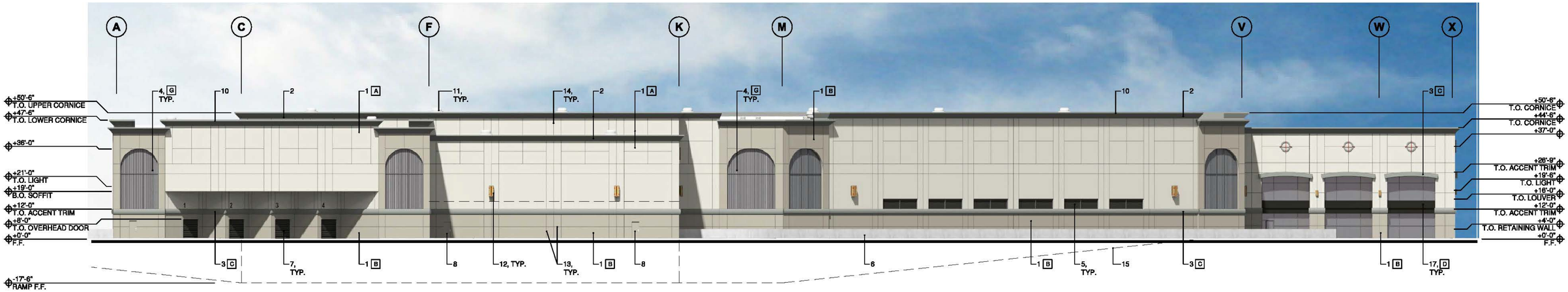
South Exterior Elevation

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

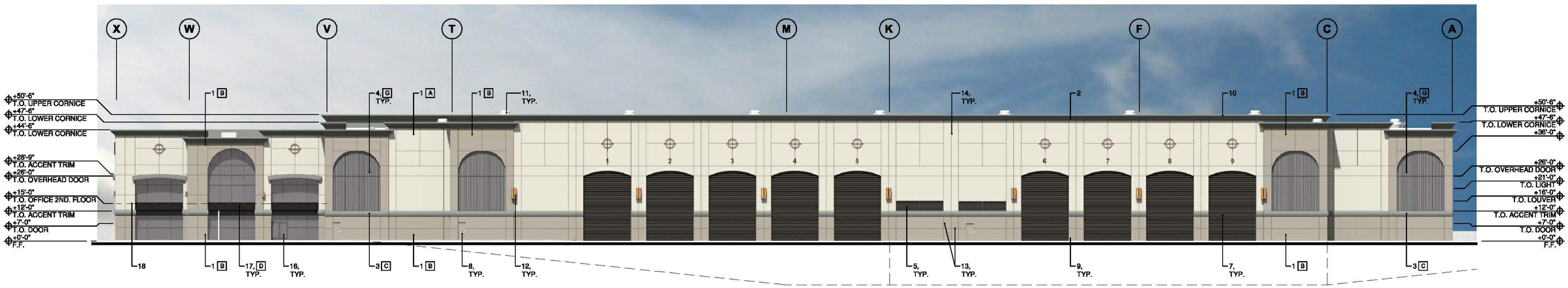
Job No. 3955
09.11.2017

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A5.2



WEST ELEVATION



EAST ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. TRANSLUCENT PANELS
5. LOUVERS
6. CONCRETE RETAINING WALL
7. OVERHEAD DOOR
8. MAN DOOR
9. CONC. FILLED METAL PIPE BOLLARD
10. ROOF
11. SKYLIGHT
12. WALL MOUNTED EXTERIOR LIGHTING
13. CONCRETE REVEAL
14. CONCRETE TILT-UP PANEL JOINT
15. CONCRETE TUNNEL/RAMP,BEYOND
16. STOREFRONT SYSTEM
17. ACCENT PANEL
18. LINE OF SECOND FLOOR

FINISH KEYNOTES

- A — MAIN BUILDING COLOR: DUNN EDWARDS COLOR: DET625 RECLAIMED WOOD.
- B — BUILDING BASE COLOR: DUNN EDWARDS COLOR: DET626 METAL FRINGE.
- C — BUILDING TRIM: DUNN EDWARDS COLOR: DET629 FADE TO BLACK.
- D — BUILDING ACCENT COLOR: DUNN EDWARDS COLOR: DET680 ESPRESSO MACCHIATO.
- E — GLAZING: PPG COLOR: SOLAR GRAY
- F — STOREFRONT: ANODIZED ALUMINUM COLOR: DARK BRONZE
- G — TRANSLUCENT PANEL: CPI COLOR: BRONZE

JRMA ARCHITECTS ENGINEERS

SCALE: 1/16"=1'-0"
0' 8' 16' 32' 64'

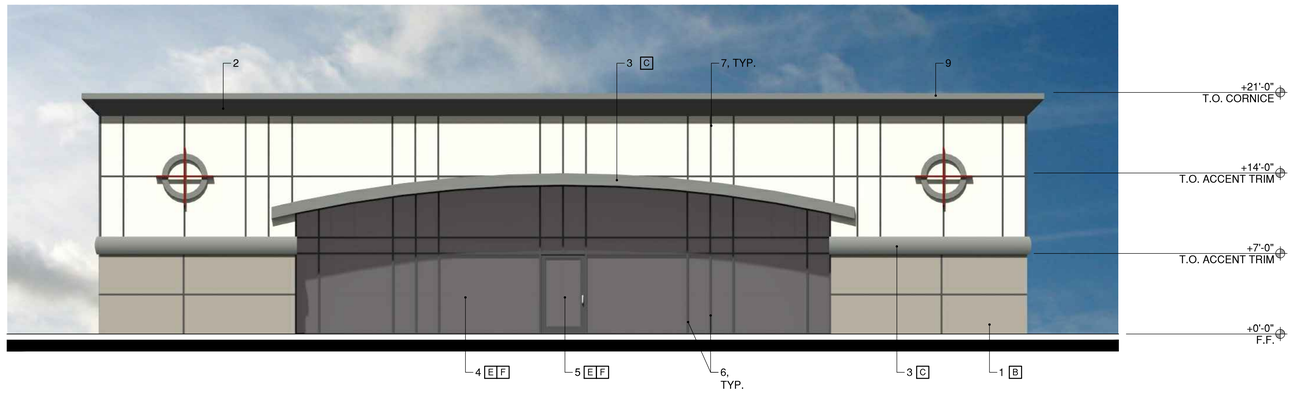
West & East Exterior Elevations

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

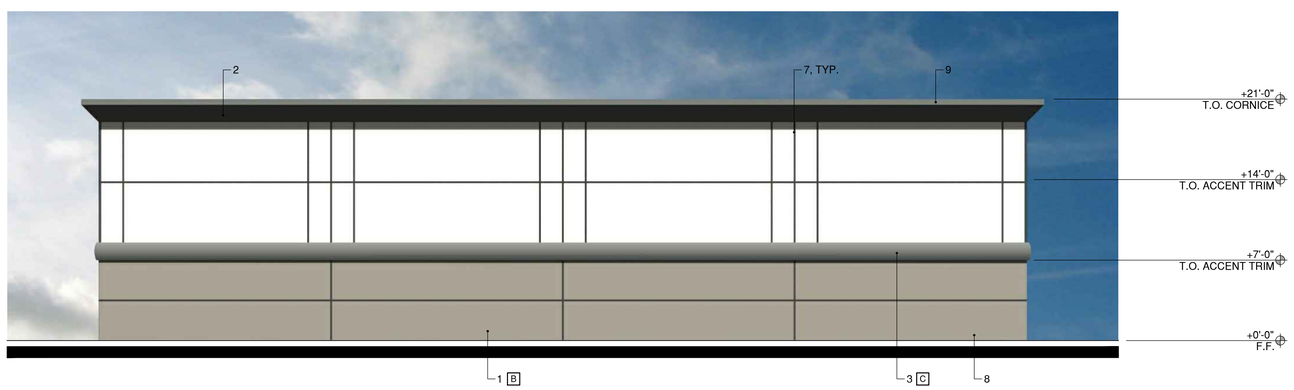
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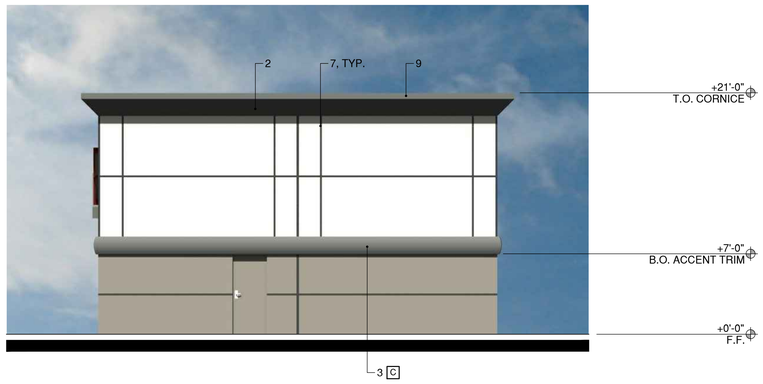
A5.3



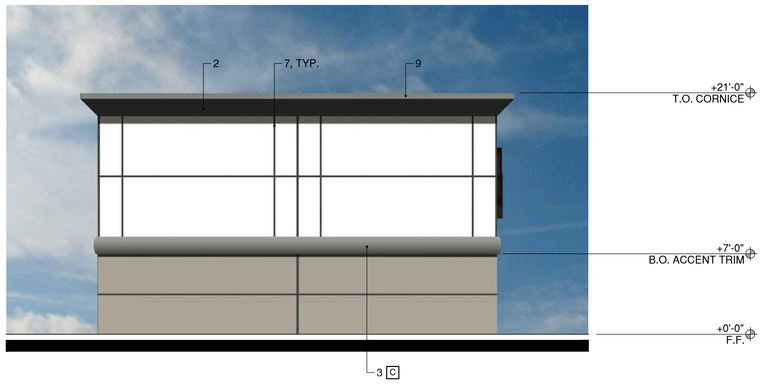
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

KEYNOTES

1. CONCRETE TILT-UP WALL PANEL
2. CORNICE
3. ACCENT TRIM
4. STOREFRONT GLAZING
5. STOREFRONT DOOR
6. CONCRETE REVEAL
7. CONCRETE TILT-UP PANEL JOINT
8. MAN DOOR
9. ROOF

FINISH KEYNOTES

A MAIN BUILDING COLOR: DUNN EDWARDS
COLOR: DET625 RECLAIMED WOOD.

B BUILDING BASE COLOR: DUNN EDWARDS
COLOR: DET626 METAL FRINGE.

C BUILDING TRIM: DUNN EDWARDS
COLOR: DET629 FADE TO BLACK.

D BUILDING ACCENT COLOR: DUNN
EDWARDS COLOR: DET425 BARN RED.

E GLAZING COLOR: PPG
COLOR: SOLAR GRAY

F STOREFRONT:
ANODIZED ALUMINUM
COLOR: DARK BRONCE

SCALE: 3/16"=1'-0"
0' 4' 8' 16'

JRMA ARCHITECTS ENGINEERS

Exterior Elevations - Convenience Store

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
01.27.2017

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A5.4



Project Aerial View From Live Oak Avenue



Project Aerial View From Live Oak and Arrow Highway



Project Aerial View Looking South



Project Aerial View from Arrow Highway

JRMA
ARCHITECTS ENGINEERS

Aerial Perspectives

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
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A6.1



Street Level View from Westbound Live Oak Avenue



Street Level View From Arrow Southbound (Main Entry and Convenience)



Street Level View From Arrow Southbound (C+D and Self-Haul - C+D)



Street Level View From Arrow Northbound (Main Entry and Office)

JRMA
ARCHITECTS ENGINEERS

Street Perspectives

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

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A6.2



Employee Area / Office



Elevated Street View From Westbound Live Oak Avenue



Elevated View of Material Staging / MRF / Transfer / C+D



Elevated View From Corner of Live Oak Avenue and Arrow Highway

JRMA
ARCHITECTS ENGINEERS

Exterior Perspectives

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

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09.11.2017

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A6.3

LEGEND

- PROPERTY BOUNDARY
- CURB
- CURB AND GUTTER
- WALL
- SIDEWALK
- SD — STORM DRAIN (UNDER 18")
- SD — STORM DRAIN (18" & OVER)
- 1201 — MINOR CONTOUR
- 1200 — MAJOR CONTOUR
- FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING TREE, SHRUB
- 425.9 — EXISTING SPOT ELEVATION
- 1201 — EXISTING MINOR CONTOUR
- 1200 — EXISTING MAJOR CONTOUR

ABBREVIATIONS

CY	–	CUBIC YARDS
FF	–	FINISH FLOOR
FG	–	FINISH GROUND
FS	–	FINISH SURFACE
GB	–	GRADE BREAK
HP	–	HIGH POINT
LP	–	LOW POINT

EARTHWORK

(THE AMOUNTS BELOW ARE RAW QUANTITIES, PROPOSED FINISHED SURFACE vs. EXISTING SURFACE ELEVATIONS)

PROPOSED DISTURBED AREA = APPROXIMATELY 16.5 ACRES

RAW CUT	=	9,000 CY
RAW FILL	=	41,400 CY
IMPORT	=	32,400 CY

ARROW HIGHWAY

LIVE OAK AVENUE

C&D
FF=427.00

SELF HAUL - C&D
FF=427.00

MRF/
TRANSFER
FF=VARIES
(426.00 TO 424.40)

EMPLOYEE AREA
FF=426.00

OFFICE
FF=426.00

CONVENIENCE
STORE
FF=427.00

MATERIAL STAGING
FF=VARIES
(424.40 TO 423.40)

MAINTENANCE
FF=419.30

TUNNEL
FF=407.90

EXISTING 23' WIDE SCE EASEMENT

EXISTING SCE VAULT

PERIMETER WALL

TRENCH DRAIN

BRIDGE

EXISTING TOWER

MEDIA FILTER

BY-PASS STRUCTURE

CATCH BASIN

LP

JRMA ARCHITECTS ENGINEERS

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA, 92880
TEL. (951) 279-1800
FAX (951) 279-4380

SCALE: 1"=40'-0"
0' 20' 40' 80' 160'

TRUE NORTH
REFERENCE NORTH

PRELIMINARY GRADING & DRAINAGE PLAN

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
02.03.2017

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C-1

Drawing: R:\3845.38\Final\Grading Precise\5.38 – PLN – PGP – 001.dwg Layout: 30x42 L Saved: 1/30/2017 9:05 AM Plotted: 2/3/2017 3:55 PM Plot Scale: 1:1 By: Christopher Barr

LEGEND

- PROPERTY BOUNDARY
- CURB
- CURB AND GUTTER
- WALL
- SIDEWALK
- SD — STORM DRAIN (UNDER 18")
- SD — STORM DRAIN (18" & OVER)
- S — SEWER SERVICE LINE
- W 2" — WATER SERVICE LINE
- FW 6" — FIRE PROTECTION LINE
- IW — INDUSTRIAL WASTE LINE
- FIRE HYDRANT
- POST INDICATOR VALVE
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING TREE, SHRUB
- 425.9 — EXISTING SPOT ELEVATION

ABBREVIATIONS

DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
CY	–	CUBIC YARDS
FF	–	FINISH FLOOR
FG	–	FINISH GROUND
FS	–	FINISH SURFACE
GB	–	GRADE BREAK
HP	–	HIGH POINT
LP	–	LOW POINT

ARROW HIGHWAY

C&D
FF=427.00

SELF HAUL - C&D
FF=427.00

MRF/
TRANSFER
FF=VARIES
(426.00 TO 424.40)

EMPLOYEE AREA
FF=426.00

OFFICE
FF=426.00

CONVENIENCE
STORE
FF=427.00

MATERIAL STAGING
FF=VARIES
(424.40 TO 423.40)

MAINTENANCE
FF=419.30

TUNNEL
FF=407.90

BRIDGE

TRENCH DRAIN

MH w/PUMP, CLARIFIER, SAMPLING BOX

PERIMETER WALL

LP

DCDA

BACKFLOW PREVENTER WATER METER

EXISTING TOWER

LIVE OAK AVENUE

SCALE: 1"=40'-0"
0' 20' 40' 80' 160'

TRUE NORTH

REFERENCE NORTH

PRELIMINARY UTILITIES PLAN

Athens Irwindale
Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

Job No. 3955
02.03.2017

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C-2

JRMA ARCHITECTS ENGINEERS

K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
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357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

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TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	PINUS HALEPENSIS ALEPPO PINE		EXISTING STREET TREE TO REMAIN. WHERE NOTED. PROTECT IN PLACE.	LOW
	PLATANUS X ACERIFOLIA LONDON PLANE TREE		EXISTING STREET TREE TO REMAIN. WHERE NOTED. PROTECT IN PLACE.	LOW
	EXISTING STREET TREE		TO BE REMOVED WHERE NOTED.	
	BRACHYCHITON POPULNEUS BOTTLE TREE	24" BOX	STD., D.S. - SCREEN/PERIMETER TREE	LOW
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	STD., D.S. - STREET TREE ARROW HIGHWAY	LOW
	CUPANIOPSIS ANACARDIOIDES CARROTWOOD TREE	36" BOX	STD., D.S. - PARKING LOT TREE	MODERATE
	ALT: GELIERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX	STD., D.S.	MODERATE
	LAGERSTROEMIA INDICA 'TUSKEGEE' CRAPE MYRTLE	24" BOX	STD., D.S. - ACCENT TREE	MODERATE
	ALT: CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	STD., D.S.	LOW
	MAGNOLIA GRANDIFLORA 'RUSSET' RUSSET MAGNOLIA	24" BOX	STD., D.S.- STREET TREE LIVE OAK AVENUE	MODERATE
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	STD., D.S.- BUILDING TREE	MODERATE
	WASHINGTONIA ROBUSTA HYBRID WASHINGTONIA HYBRID	25' BT	SKINNED	LOW

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
OPTIONS FOR ACCENT SHRUBS:				
	AGAVE AMERICANA MEDIO PICTA 'ALBA' WHITE-STRIPED CENTURY PLANT	5 GAL	48" O.C.	LOW
	AGAVE ATTENUATA AGAVE	5 GAL	48" O.C.	LOW
	AGAVE MURPHEYI MURPHEY'S AGAVE	5 GAL	36" O.C.	LOW
OPTIONS FOR ACCENT SHRUBS:				
A	ANIGOZANTHOS H. 'BUSH GOLD' KANGAROO PAW	5 GAL	36" O.C.	LOW
	DIETES BICOLOR FORTNIGHT LILY	5 GAL	36" O.C.	MODERATE
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.	LOW
	PHORMIUM 'DAZZLER' FLAX	5 GAL	36" O.C.	MODERATE
	PHORMIUM 'JACK SPRATT' NEW ZEALAND FLAX	5 GAL	24" O.C.	MODERATE
OPTIONS FOR SHRUBS:				
	CALLISTEMON V. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL	36" O.C.	MODERATE
	RHAPHIOLEPIS INDICA 'CLARA' INDIA HAWTHORN	5 GAL	36" O.C.	MODERATE
OPTIONS FOR SCREEN SHRUBS:				
	LEUCOPHYLLUM F. FRUTESCENS' TEXAS RANGER	5 GAL	48" O.C.	LOW
	LIGUSTRUM J. 'TEXANUM' TEXUS PRIVET	5 GAL	36" O.C.	MODERATE
	PITTOSPORUM T. 'VARIEGATA' VARIEGATED TOBIRA	5 GAL	48" O.C.	MODERATE
	WESTRINGIA FRUTICOSA COASTAL ROSEMARY	5 GAL	60" O.C.	LOW
	ROSMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	36" O.C.	LOW

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
OPTIONS FOR ACCENT GROUNDCOVER:				
	LANTANA CAMARA 'NEW GOLD' LANTANA	1 GAL	30" O.C. PLANT 30" AWAY FROM WALKS OR CURB EDGE	LOW
OPTIONS FOR GROUNDCOVER:				
	SENECIO MANDRALISCAE KLEINIA	FLATS	12" O.C. PLANT 24" AWAY FROM WALKS OR CURB EDGE	LOW
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL	30" O.C. PLANT 36" AWAY FROM WALKS OR CURB EDGE	LOW
	ROSMARINUS O. 'PROSTRATUS' ROSEMARY	1 GAL	30" O.C. PLANT 36" AWAY FROM WALKS OR CURB EDGE ALT. BID: 36" O.C.	LOW
	CARISSA M. 'GREEN CARPET' LOW GROWING NATAL PLUM	1 GAL	30" O.C. PLANT 36" AWAY FROM WALKS OR CURB EDGE ALT. BID: 36" O.C.	MODERATE

MULCH / BOULDERS LEGEND

1. AT STREETSCAPE AREAS APPLY 2" MINUS ORGANIC MULCH IN PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL. SEE SPECIFICATIONS.
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NOTES:

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5. AN IRRIGATIONS SMART CONTROLLER WILL BE PROVIDED.
6. TREES WITHIN 5' OF HARDSCAPE TO RECEIVE LINEAR ROOT BARRIER 12" DEEP MAX.
7. ALL PLANT MATERIAL TO BE PLANTED A MINIMUM OF 18" BACK FROM HARDSCAPE.

SITE CONSTRUCTION LEGEND

1. PROPERTY LINE.
2. CONCRETE PUBLIC SIDEWALK PER CIVIL ENGINEER.
3. EXISTING POWER LINE TOWER.
4. LA COUNTY FIRE SETBACK.
5. LADWD TLRW SAFETY ZONE - POWER LINE EASEMENT. 20' MAXIMUM TREE HEIGHT ALLOWED.
6. LADWD TLRW CONDUCTOR DRIP LINE EASEMENT. NO TREES WITHIN EASEMENT ALLOWED.
7. FIRE DEPARTMENT ACCESS.
8. CMU WALL PER ARCHITECTS DRAWINGS.
9. SCREEN WALL PER ARCHITECT.
10. VEHICULAR SLIDING GATES PER ARCHITECTS DRAWINGS.
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R.P.A L.A GROUP
LANDSCAPE ARCHITECTURE | PLANNING

SCALE: 1"=40'-0"
0' 20' 40' 80' 160'

TRUE NORTH

REFERENCE NORTH

CONCEPTUAL LANDSCAPE PLAN

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Material Recovery Facility and Transfer Station
2200 Arrow Hwy. Irwindale, CA

JRMA Job No. 3955
RPALA Job No. 16011
01.26.2017

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Point of Connection #1

Preliminary Maximnum Applied Water Allowance (MAWA)

Total MAWA = (ETo x 0.5 x LA in Sq. Ft. x 0.62) + (Eto x 1.0 x SLA in Sq. Ft. x 0.62) = Gallons per year for LA + SLA

where:

MAWA =	Maximum Applied Water Allowance (gallons per year)
ETo =	Reference Evapotranspiration (inches per year)
0.5 =	Evapotranspiration Adjustment Factor (ETAF)
1.0 =	ETAF for Special Landscape Area
LA =	Landscape Area (square feet)
0.62 =	Conversion factor (to gallons per square foot)

On-site landscape areas (Drip Irrigation)	43,484 S.F.
Right-of-way landscape areas (Sub-surface irrigation with separate drip system for trees)	28,160 S.F.
Rock Mulch - No Irrigation	35,400 S.F.
Total Landscape Area	107,044 S.F.

ONSITE

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA	49.7	x	0.5	x	43,484	x	0.62	=	669,958
Total MAWA =					43,484				669,958 Gallons Per Year

RIGHT-OF-WAY

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA	49.7	x	0.5	x	28,160	x	0.62	=	433,861
Total MAWA =					28,160				433,861 Gallons Per Year

Preliminary Estimated Applied Water Use (EAWU)

Total EAWU = ETo x K_L x LA x 0.62 / IE = Gallons per year

where:

EAWU =	Estmated Appled Water Use (gallons per year)	K_L =	Ks x Kd x Kmc
ETo =	Reference Evapotranspiration (inches per year)	Ks =	species factor (range = 0.1 - 0.9)
K_L =	Landscape Coefficient	Kd =	density factor (range = 0.5 - 1.3)
LA =	Landscape Area (square feet)	Kmc =	microclimate factor (range = 0.5 - 1.4)
0.62 =	Conversion factor (to gallons per square foot)		
IE =	Irrigation Efficiency = IME x DU (0.75 for overhead spray, 0.81 for drip)	Plant factor ranges from:	
IME =	Irrigation Management Efficiency (90%)	Very Low	0 to 0.1
DU =	Distribution Uniformity of Irrigation Head	Low	0.1 to 0.3
		Moderate	0.4 to 0.6
		High	0.7 to 1.0

ONSITE (Sub-surface irrigation to be used for this area)

	ETo		K_L		LA		Conversion		IE		EAWU (Gallons Per Year)
Moderate Water	49.7	x	0.50	x	10,871	x	0.62	/	0.81	=	206,777
Low Water	49.7	x	0.20	x	32,613	x	0.62	/	0.81	=	248,133
Total EAWU =					43,484						454,910 Gallons Per Year

Onsite EAWU vs. MAWA
The EAWU (454,910 gallons per year) is less than MAWA (669,958 gallons per year). The water budget complies with the MAWA.

RIGHT-OF-WAY (Sub-surface irrigation and drip emitter irrigation to be used for this area)

	ETo		K_L		LA		Conversion		IE		EAWU (Gallons Per Year)
Moderate Water	49.7	x	0.50	x	7,040	x	0.62	/	0.81	=	133,908
Low Water	49.7	x	0.20	x	21,120	x	0.62	/	0.81	=	160,689
Total EAWU =					28,160						294,597 Gallons Per Year

Rifht-of-way EAWU vs. MAWA
The EAWU (294,597 gallons per year) is less than MAWA (433,861 gallons per year). The water budget complies with the MAWA.

1. A MINIMUM OF 10% OF TOTAL SITE AREA IS REQUIRED TO BE LANDSCAPED.
2. A 10% OF PARKING LOT AREA IS REQUIRED TO BE LANDSCAPED.
3. (1) 36" (MINIMUM) BOX TREE IS REQUIRED FOR EVERY 10 STALLS. (TREE CANOPY MUST PROVIDE 50% LOT COVERAGE AT MATURITY.)
4. ALONG STREET FRONTAGE (5) TREES MINIMUM FOR EVERY 100 LINEAR FOOT REQUIRED.

SITE INFORMATION

TOTAL LAND AREA	750,076 S.F. +/- (17.22 ACRES)
TOTAL PARKING LOT AREA	268,063 S.F.
TOTAL PARKING STALLS	333 STALLS
TOTAL LENGTH STREET FRONTAGE (LIVE OAK AVE.) *	1,038 L.F.
TOTAL LENGTH STREET FRONTAGE (ARROW HYWY.) *	636 L.F.

* DRIVEWAYS AND POWER LINE SETBACKS ARE NOT INCLUDED IN TOTAL.

1. TOTAL LANDSCAPED AREA PROVIDED 107,044 S.F. +/- (14%)
2. TOTAL LANDSCAPED PARKING LOT AREA PROVIDED

3. PARKING LOT TREES (333 STALLS)
   - TOTAL 36" BOX TREES REQUIRED 33
   - TOTAL 36" BOX TREES PROVIDED 39 **
   - ** NOT INCLUDED IN TOTAL. (20) PALMS TREES AND (6) 24" BOX TREES WITHIN PARKING LOT AREA

4. STREET TREES - LIVE OAK AVENUE (1038 L.F.)
   - TOTAL TREES REQUIRED 52
   - TOTAL TREES PROVIDED 53

   STREET TREES - ARROW HIGHWAY (636 L.F.)
   - TOTAL TREES REQUIRED 35
   - TOTAL TREES PROVIDED 35



SITE CONSTRUCTION LEGEND

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22. STEEL FENCE. SEE ARCHITECTS DRAWINGS.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
	PINUS HALEPENSIS ALEPPO PINE		EXISTING STREET TREE TO REMAIN WHERE NOTED. PROTECT IN PLACE.	LOW
	PLATANUS X ACERIFOLIA LONDON PLANE TREE		EXISTING STREET TREE TO REMAIN WHERE NOTED. PROTECT IN PLACE.	LOW
	EXISTING STREET TREE		TO BE REMOVED WHERE NOTED.	
	BRACHYCHITON POPULNEUS BOTTLE TREE	24" BOX	STD., D.S. - SCREEN/PERIMETER TREE	LOW
	CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	STD., D.S. - STREET TREE ARROW HIGHWAY	LOW
	CUPANIOPSIS ANACARDIOIDES CARROTWOOD TREE	36" BOX	STD., D.S. - PARKING LOT TREE	MODERATE
	ALT: GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	36" BOX	STD., D.S.	MODERATE
	LAGERSTROEMIA INDICA 'TUSKEGEE' CRAPE MYRTLE	24" BOX	STD., D.S. - ACCENT TREE	MODERATE
	ALT: CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA	24" BOX	STD., D.S.	LOW
	MAGNOLIA GRANDIFLORA 'RUSSET' RUSSET MAGNOLIA	24" BOX	STD., D.S.- STREET TREE LIVE OAK AVENUE	MODERATE
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	STD., D.S.- BUILDING TREE	MODERATE
	WASHINGTONIA ROBUSTA HYBRID WASHINGTONIA HYBRID	25' BT	SKINNED	LOW

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
OPTIONS FOR ACCENT SHRUBS:				
	AGAVE AMERICANA MEDIO PICTA 'ALBA' WHITE-STRIPED CENTURY PLANT	5 GAL	48" O.C.	LOW
	AGAVE ATTENUATA AGAVE	5 GAL	48" O.C.	LOW
	AGAVE MURPHEYI MURPHEY'S AGAVE	5 GAL	36" O.C.	LOW
OPTIONS FOR ACCENT SHRUBS:				
A	ANIGOZANTHOS H. 'BUSH GOLD' KANGAROO PAW	5 GAL	36" O.C.	LOW
	DIETES BICOLOR FORTNIGHT LILY	5 GAL	36" O.C.	MODERATE
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" O.C.	LOW
	PHORMIUM 'DAZZLER' FLAX	5 GAL	36" O.C.	MODERATE
	PHORMIUM 'JACK SPRATT' NEW ZEALAND FLAX	5 GAL	24" O.C.	MODERATE
OPTIONS FOR SHRUBS:				
	CALLISTEMON V. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL	36" O.C.	MODERATE
	RHAPHIOLEPIS INDICA 'CLARA' INDIA HAWTHORN	5 GAL	36" O.C.	MODERATE
OPTIONS FOR SCREEN SHRUBS:				
	LEUCOPHYLLUM F. FRUTESCENS' TEXAS RANGER	5 GAL	48" O.C.	LOW
	LIGUSTRUM J. 'TEXANUM' TEXUS PRIVET	5 GAL	36" O.C.	MODERATE
	PITTOSPORUM T. 'VARIEGATA' VARIEGATED TOBIRA	5 GAL	48" O.C.	MODERATE
	WESTRINGIA FRUTICOSA COASTAL ROSEMARY	5 GAL	60" O.C.	LOW
	ROSMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	36" O.C.	LOW

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/COMMENTS	WATER USE
OPTIONS FOR ACCENT GROUNDCOVER:				
	LANTANA CAMARA 'NEW GOLD' LANTANA	1 GAL	30" O.C. PLANT 30" AWAY FROM WALKS OR CURB EDGE	LOW
OPTIONS FOR GROUNDCOVER:				
	SENECIO MANDRALISCAE KLEINIA	FLATS	12" O.C. PLANT 24" AWAY FROM WALKS OR CURB EDGE	LOW
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL	30" O.C. PLANT 36" AWAY FROM WALKS OR CURB EDGE	LOW
	ROSMARINUS O. 'PROSTRATUS' ROSEMARY	1 GAL	30" O.C. PLANT 36" AWAY FROM WALKS OR CURB EDGE ALT. BID: 36" O.C.	LOW
	CARISSA M. 'GREEN CARPET' LOW GROWING NATAL PLUM	1 GAL	30" O.C. PLANT 30" AWAY FROM WALKS OR CURB EDGE ALT. BID: 36" O.C.	MODERATE

MULCH / BOULDERS LEGEND

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