As previously discussed, the new CEQA guidelines indicate that a project would result in a significant impact on climate change if a project were to: a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Or b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

For the purposes of this analysis, implementation of the proposed project may have a significant adverse impact on GHG emissions if it would result in any of the following:

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance.
    1. A potentially significant impact would occur if the project exceeds the SCAQMD's interim screening threshold of 3,000 MT/yr of CO_2e.

2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.
    2. Since no local plan currently exists, a significant impact could occur if a project were unable to show consistency with AB 32's Scoping Plan and related measures.

ANALYSIS OF ENVIRONMENTAL IMPACTS – CLIMATE CHANGE

This section presents an assessment of potential GHG impacts associated with the proposed project. On February 3, 2011, the SCAQMD released the California Emissions Estimator Model™ (CalEEMod™). The purpose of this new model is to more accurately calculate air quality and greenhouse gas (GHG) emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. As such, the latest version of CalEEMod™ has been used for this project to determine construction and operational greenhouse gas emissions. Output from the model runs are provided in Appendix "A". The GHG emissions for this scenario were calculated using CalEEMod defaults.

LIFE-CYCLE ANALYSIS

A full life-cycle analysis (LCA) is not included in this analysis due to the lack of consensus guidance on CA methodology at this time.[37] Life-cycle analysis (i.e., assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the project development and infrastructure) depends on emission factors or econometric factors that are not well established for all processes. At this time a LCA would be extremely speculative and thus has not been prepared.

OPERATIONAL EMISSIONS

Operational activities associated with the proposed Project will result in emissions of CO_2, CH_4, and N_2O from the following primary sources:

- Building Energy Use (Combustion Emissions Associated with Natural Gas and Electricity)
- Water Supply, Treatment and Distribution
- Solid Waste
- Vehicles

BUILDING ENERGY USE

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the off-site generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. Unless otherwise noted, CalEEMod™ default parameters were used.

WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and

[37] 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 SB97*, December 2009.

distribute water depends on the volume of water as well as the sources of the water. Unless otherwise noted, CalEEMod™ default parameters were used.

SOLID WASTE

Commercial land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by the CalEEMod™ model using default parameters.

MOBILE SOURCE EMISSIONS

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors, employees, and customers.

Project mobile source emissions are dependent on both overall daily vehicle trip generation. Trip characteristics based on CalEEMod defaults were utilized in this analysis.

EMISSIONS SUMMARY

A summary of the net increase in GHG emissions that would occur as a result of the General Plan Update are presented on Table 12.

TABLE 12

TOTAL GREENHOUSE GAS EMISSIONS (METRIC TONS PER YEAR) 2020 SCENARIO

	Emissions Type			
Emission Source	**CO_2**	**CH_4**	**N_2O**	**Total CO_2E**
Area	31.74	0.03	7.00e-4	32.63
Energy	304.12	0.01	4.75e-3	305.85
Mobile	1,232.86	0.04	--	1,233.78
Waste	23.05	1.36	--	51.66
Water	28.81	0.21	5.20e-3	34.78
			Total CO_2E	**1,658.71**
			Threshold	**3,000**
			Significant?	**NO**

NOTES: See Appendix "A" for detailed calculation summaries

GREENHOUSE GAS IMPACTS CONCLUSION

- Project-generated greenhouse gas emissions, either directly or indirectly will not have a significant impact on the environment.

- The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

If you have any questions, please contact me directly at (949) 660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.

Haseeb Qureshi, MES

Senior Associate

HQ

JN: 08553-02 REPORT

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ATTACHMENT A

CalEEMod™ Input/Output
Construction and Operational Emissions

Bradbury Addendum

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Single Family Housing	97.00	Dwelling Unit	31.49	174,600.00	277

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	466.91	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CPUC GHG Calculator version 3c

Land Use - information provided by the applicant

Construction Phase - no construction emissions modeled

Off-road Equipment - no construction emissions modeled

Architectural Coating -

Woodstoves - no woodstoves. all natural gas fireplaces

Energy Use - based on a 2020 operational year

Construction Off-road Equipment Mitigation -

tblConstructionPhase	NumDays	30.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	630.89	466.91
tblProjectCharacteristics	OperationalYear	2014	2020

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

2015	0.0000	0.0000	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

2015	0.0000	0.0000	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

Area	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145
Energy	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Mobile	2.8807	8.0469	33.3613	0.1062	7.0879	0.1394	7.2273	1.8940	0.1285	2.0225		8,203.9798	8,203.9798	0.2815		8,209.8911
Total	**32.4594**	**9.5145**	**90.4574**	**0.1888**	**7.0879**	**7.6522**	**14.7401**	**1.8940**	**7.6402**	**9.5342**	**908.5911**	**10,896.1190**	**11,804.7101**	**3.0230**	**0.0788**	**11,892.6056**

Mitigated Operational

Area	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145
Energy	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Mobile	2.8807	8.0469	33.3613	0.1062	7.0879	0.1394	7.2273	1.8940	0.1285	2.0225		8,203.9798	8,203.9798	0.2815		8,209.8911
Total	**32.4594**	**9.5145**	**90.4574**	**0.1888**	**7.0879**	**7.6522**	**14.7401**	**1.8940**	**7.6402**	**9.5342**	**908.5911**	**10,896.1190**	**11,804.7101**	**3.0230**	**0.0788**	**11,892.6056**

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

1	Demolition	Demolition	1/1/2015	1/1/2015	5	1

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Demolition	Excavators	0	8.00	162	0.38
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	255	0.40

Trips and VMT

Demolition	0	0.00	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

Off-Road	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

Unmitigated Construction Off-Site

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	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

3.2 Demolition - 2015

Mitigated Construction On-Site

Off-Road	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

Mitigated Construction Off-Site

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	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Mitigated	2.8807	8.0469	33.3613	0.1062	7.0879	0.1394	7.2273	1.8940	0.1285	2.0225		8,203.9798	8,203.9798	0.2815		8,209.8911
Unmitigated	2.8807	8.0469	33.3613	0.1062	7.0879	0.1394	7.2273	1.8940	0.1285	2.0225		8,203.9798	8,203.9798	0.2815		8,209.8911

4.2 Trip Summary Information

Single Family Housing	928.29	977.76	850.69	3,158,376	3,158,376
Total	928.29	977.76	850.69	3,158,376	3,158,376

4.3 Trip Type Information

Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

0.509128	0.059640	0.181069	0.139276	0.042833	0.006726	0.016156	0.033615	0.001941	0.002483	0.004400	0.000574	0.002159

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

NaturalGas Mitigated	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
NaturalGas Unmitigated	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000

5.2 Energy by Land Use - NaturalGas

Unmitigated

Single Family Housing	7919.7	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Total		**0.0854**	**0.7299**	**0.3106**	**4.6600e-003**		**0.0590**	**0.0590**		**0.0590**	**0.0590**		**931.7296**	**931.7296**	**0.0179**	**0.0171**	**937.4000**

5.2 Energy by Land Use - NaturalGas

Mitigated

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Single Family Housing	7.9197	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Total		**0.0854**	**0.7299**	**0.3106**	**4.6600e-003**		**0.0590**	**0.0590**		**0.0590**	**0.0590**		**931.7296**	**931.7296**	**0.0179**	**0.0171**	**937.4000**

6.0 Area Detail

6.1 Mitigation Measures Area

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Mitigated	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145
Unmitigated	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145

6.2 Area by SubCategory

Unmitigated

Consumer Products	3.4571					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	25.4175	0.6449	48.7563	0.0776		7.4097	7.4097		7.4085	7.4085	908.5911	1,746.0000	2,654.5911	2.7096	0.0617	2,730.6099
Landscaping	0.2445	0.0929	8.0292	4.2000e-004		0.0442	0.0442		0.0442	0.0442		14.4096	14.4096	0.0141		14.7046
Architectural Coating	0.3742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**29.4932**	**0.7378**	**56.7855**	**0.0780**		**7.4538**	**7.4538**		**7.4527**	**7.4527**	**908.5911**	**1,760.4096**	**2,669.0007**	**2.7236**	**0.0617**	**2,745.3145**

6.2 Area by SubCategory

Mitigated

Consumer Products	3.4571					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	25.4175	0.6449	48.7563	0.0776		7.4097	7.4097		7.4085	7.4085	908.5911	1,746.0000	2,654.5911	2.7096	0.0617	2,730.6099
Landscaping	0.2445	0.0929	8.0292	4.2000e-004		0.0442	0.0442		0.0442	0.0442		14.4096	14.4096	0.0141		14.7046
Architectural Coating	0.3742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**29.4932**	**0.7378**	**56.7855**	**0.0780**		**7.4538**	**7.4538**		**7.4527**	**7.4527**	**908.5911**	**1,760.4096**	**2,669.0007**	**2.7236**	**0.0617**	**2,745.3145**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

10.0 Vegetation

Bradbury Addendum

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Single Family Housing	97.00	Dwelling Unit	31.49	174,600.00	277

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	466.91	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CPUC GHG Calculator version 3c

Land Use - information provided by the applicant

Construction Phase - no construction emissions modeled

Off-road Equipment - no construction emissions modeled

Architectural Coating -

Woodstoves - no woodstoves. all natural gas fireplaces

Energy Use - based on a 2020 operational year

Construction Off-road Equipment Mitigation -

tblConstructionPhase	NumDays	30.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	630.89	466.91
tblProjectCharacteristics	OperationalYear	2014	2020

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

2015	0.0000	0.0000	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

2015	0.0000	0.0000	0.0000	0.0000	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	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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

Area	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145
Energy	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Mobile	2.9593	8.4535	32.8259	0.1009	7.0879	0.1398	7.2277	1.8940	0.1289	2.0229		7,814.9874	7,814.9874	0.2818		7,820.9052
Total	**32.5379**	**9.9211**	**89.9220**	**0.1835**	**7.0879**	**7.6526**	**14.7405**	**1.8940**	**7.6406**	**9.5346**	**908.5911**	**10,507.1266**	**11,415.7177**	**3.0233**	**0.0788**	**11,503.6197**

Mitigated Operational

Area	29.4932	0.7378	56.7855	0.0780		7.4538	7.4538		7.4527	7.4527	908.5911	1,760.4096	2,669.0007	2.7236	0.0617	2,745.3145
Energy	0.0854	0.7299	0.3106	4.6600e-003		0.0590	0.0590		0.0590	0.0590		931.7296	931.7296	0.0179	0.0171	937.4000
Mobile	2.9593	8.4535	32.8259	0.1009	7.0879	0.1398	7.2277	1.8940	0.1289	2.0229		7,814.9874	7,814.9874	0.2818		7,820.9052
Total	**32.5379**	**9.9211**	**89.9220**	**0.1835**	**7.0879**	**7.6526**	**14.7405**	**1.8940**	**7.6406**	**9.5346**	**908.5911**	**10,507.1266**	**11,415.7177**	**3.0233**	**0.0788**	**11,503.6197**