

APPENDIX K

Construction Emissions Mitigation Fee Matrix
and Air Quality and Emissions Reduction Plan

Construction Emissions Mitigation Fee (draft)

PART 1: PROJECT INFORMATION

Project Name:	Rio Del Oro PP - Phase 1			
Control/Application #:				
Single Family Dwelling Units:	1450			
Multi Family Dwelling Units:	1544	Total Residential Acreage:	435	
Non-residential Square Feet:	29,620,800	Total Non-residential Acreage:	680	

PART 2: EMISSIONS INFORMATION

	Activity Phase	NOx (lbs/day) unmitigated	NOx (lbs/day) mitigated*	NOx over threshold (lbs/day)	duration (days)	Total significant NOx (lbs)
Year 1	Demolition	0.00	0.00	0	0	0.00
Year 1	Grading	728.56	582.85	497.85	117	58049.08
Year 1	Building Construction	530.19	424.15	339.15	264	89536.13
Year 2	Building Construction	505.46	404.37	319.37	264	84313.15
Year 3	Building Construction	480.64	384.51	299.51	264	79071.17
Year 4	Building Construction	455.06	364.05	279.05	264	73668.67
Year 5	Asphalt	54.63	43.70	0	46	0.00
Year 5	Building Construction	465.36	372.29	287.29	264	75844.03
Year 6	Building Construction	465.36	372.29	287.29	264	75844.03
Year 7	Building Construction	465.36	372.29	287.29	264	75844.03
Year 8	Building Construction	465.36	372.29	287.29	264	75844.03
Year 9	Building Construction	465.36	372.29	287.29	264	75844.03
Year 9	Asphalt	54.12	43.30	0	46	0.00
		<i>Total project NOx over threshold (lbs)</i>		763858.36		
		<i>Total project NOx over threshold (tons)</i>		381.93		

PART 3: MITIGATION FEE RESULTS

<i>Total Mitigation fee (\$14,300/ton)</i>	\$5,461,587			
	Mitigation Fee (\$/acre)		\$4,898.28	

* assumes a construction mitigation plan which achieves a 20% reduction in NOx

Construction Emissions Mitigation Fee (draft)

PART 1: PROJECT INFORMATION

Project Name: Rio Del Oro HD - Phase 1			
Control/Application #:			
Single Family Dwelling Units:	1450		
Multi Family Dwelling Units:	1558	Total Residential Acreage:	435
Non-residential Square Feet:	29,620,800	Total Non-residential Acreage:	676

PART 2: EMISSIONS INFORMATION

	Activity Phase	NOx (lbs/day) unmitigated	NOx (lbs/day) mitigated*	NOx over threshold (lbs/day)	duration (days)	Total significant NOx (lbs)
Year 1	Demolition	0.00	0.00	0	0	0.00
Year 1	Grading	728.56	582.85	497.85	117	58049.08
Year 1	Building Construction	529.76	423.81	338.81	264	89445.31
Year 2	Building Construction	505.60	404.48	319.48	264	84342.72
Year 3	Building Construction	480.27	384.22	299.22	264	78993.02
Year 4	Building Construction	454.27	363.42	278.42	264	73501.82
Year 5	Asphalt	51.86	41.49	0	46	0.00
Year 5	Building Construction	464.13	371.30	286.30	264	75584.26
Year 6	Building Construction	464.13	371.30	286.30	264	75584.26
Year 7	Building Construction	464.13	371.30	286.30	264	75584.26
Year 8	Building Construction	464.13	371.30	286.30	264	75584.26
Year 9	Building Construction	464.13	371.30	286.30	264	75584.26
Year 9	Asphalt	51.38	41.10	0	46	0.00
<i>Total project NOx over threshold (lbs)</i>		762253.24				
<i>Total project NOx over threshold (tons)</i>		381.13				

PART 3: MITIGATION FEE RESULTS

<i>Total Mitigation fee (\$14,300/ton)</i>		\$5,450,111			
Mitigation Fee (\$/acre)		\$4,907.80			

* assumes a construction mitigation plan which achieves a 20% reduction in NOx

Construction Emissions Mitigation Fee (draft)

PART 1: PROJECT INFORMATION

Project Name: Rio Del Oro IM - Phase 1			
Control/Application #:			
Single Family Dwelling Units:	480		
Multi Family Dwelling Units:	3232	Total Residential Acreage:	308
Non-residential Square Feet:	29,620,800	Total Non-residential Acreage:	760

PART 2: EMISSIONS INFORMATION

	Activity Phase	NOx (lbs/day) unmitigated	NOx (lbs/day) mitigated*	NOx over threshold (lbs/day)	duration (days)	Total significant NOx (lbs)
Year 1	Demolition	0.00	0.00	0	0	0.00
Year 1	Grading	619.74	495.79	410.79	117	47898.35
Year 1	Building Construction	452.34	361.87	276.87	264	73094.21
Year 2	Building Construction	431.23	344.98	259.98	264	68635.78
Year 3	Building Construction	410.03	328.02	243.02	264	64158.34
Year 4	Building Construction	388.18	310.54	225.54	264	59543.62
Year 5	Asphalt	51.86	41.49	0	46	0.00
Year 5	Building Construction	366.92	293.54	208.54	264	55053.50
Year 6	Building Construction	399.43	319.54	234.54	264	61919.62
Year 7	Building Construction	399.43	319.54	234.54	264	61919.62
Year 8	Building Construction	399.43	319.54	234.54	264	61919.62
Year 9	Building Construction	399.43	319.54	234.54	264	61919.62
Year 9	Asphalt	51.86	41.49	0	46	0.00
		<i>Total project NOx over threshold (lbs)</i>		616062.25		
		<i>Total project NOx over threshold (tons)</i>		308.03		

PART 3: MITIGATION FEE RESULTS

<i>Total Mitigation fee (\$14,300/ton)</i>		\$4,404,845			
Mitigation Fee (\$/acre)		\$4,124.39			

* assumes a construction mitigation plan which achieves a 20% reduction in NOx

