

**Addendum No. 15**  
**to the**  
**River Park Project**  
**Final Environmental Impact Report**

**State Clearinghouse No. 2000051046**

**PREPARED FOR:**

City of Oxnard  
214 South C Street  
Oxnard, California 93030

**PREPARED BY:**

**Westlake Village**  
920 Hampshire Road, Suite A5  
Westlake Village, CA 91361



**Los Angeles**  
706 S. Hill Street, 11th Floor  
Los Angeles, CA 90014

**December 2021**

## TABLE OF CONTENTS

Section	Page
1.0 Introduction .....	1.0-1
1.1 Purpose of an Addendum .....	1.0-1
1.2 Background .....	1.0-2
2.0 Project Description .....	2.0-1
2.1 Adopted RiverPark Specific Plan .....	2.0-1
2.2 Current Status of Development in RiverPark.....	2.0-4
2.3 Proposed Specific Plan Amendment.....	2.0-5
3.0 Impact Analysis .....	3.0-1
3.1 Land Use.....	3.0-1
3.2 Aesthetics.....	3.0-4
3.3 Earth Resources .....	3.0-7
3.4 Biological Resources .....	3.0-9
3.5 Water Resources.....	3.0-10
3.6 Transportation and Circulation .....	3.0-12
3.7 Agricultural Resources .....	3.0-19
3.8 Air Quality .....	3.0-20
3.9 Noise .....	3.0-28
3.10 Public Schools .....	3.0-30
3.11 Fire Protection .....	3.0-35
3.12 Police Protection.....	3.0-37
3.13 Parks and Recreation .....	3.0-39
3.14 Solid Waste Management.....	3.0-40
3.15 Library Services .....	3.0-43
3.16 Stormwater Drainage.....	3.0-44
3.17 Water Supply and Distribution .....	3.0-46
3.18 Wastewater Service .....	3.0-49
3.19 Energy .....	3.0-51
3.20 Cultural Resources .....	3.0-53
3.21 Hazards .....	3.0-54
3.22 Wildfire .....	3.0-55
3.23 Tribal Cultural Resources .....	3.0-56

### Appendices

A	Traffic Memos
B	Air Emissions Calculations
C	Energy

## List of Figures

Figure	Page
1 Regional Location .....	1.0-3
2 Project Vicinity Map .....	1.0-4
3 Adopted Land Use Plan—Permitted Uses .....	2.0-2
4 Adopted Land Use Summary by Planning District .....	2.0-3
5 Proposed Land Use Plan—Permitted Uses .....	2.0-9
6 Proposed Land Use Summary by Planning District .....	2.0-10
7 Proposed Massing Diagram .....	3.0-6

## List of Tables

Table	Page
1 Residential and Commercial Development Status by District .....	2.0-4
2 Proposed Specific Plan Amendment Land Use Summary .....	2.0-5
3 Proposed Land Use Changes by District.....	2.0-6
4 Average Household Size.....	2.0-12
5 Residential and Commercial Reductions Scenarios .....	2.0-13
6 Trip Generation Comparison for Adopted Specific Plan and Proposed Amendment .....	3.0-14
7 Intersection Operating Conditions Comparative Analysis Signalized Intersections .....	3.0-15
8 Development Scenario Comparative Summary – Trip Generation .....	3.0-16
9 Maximum Daily Unmitigated Operational Emissions .....	3.0-22
10 GHG Emission Comparisons.....	3.0-25
11 Rio School District Student Generation .....	3.0-32
12 Rio School District Classroom Capacities .....	3.0-32
13 Oxnard Union High School District Student Generation.....	3.0-33
14 Oxnard Union High School District Classroom Capacities .....	3.0-33
15 Construction Solid Waste Generation .....	3.0-41
16 Operational Solid Waste Generation .....	3.0-42
17 Estimated Water Demand .....	3.0-48
18 Estimated Wastewater Generation .....	3.0-50
19 Electricity Demand .....	3.0-52
20 Natural Gas Demand.....	3.0-53

## 1.0 INTRODUCTION

---

*This is the fifteenth Addendum to the certified Final Environmental Impact Report (Final EIR) for the RiverPark Project. This introduction describes the background of the planning and environmental review process for the RiverPark Project and the purpose and organization of this Addendum with respect to analyzing the environmental impacts of a proposed amendment to the adopted Specific Plan.*

### 1.1 PURPOSE OF AN ADDENDUM

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines define standards and the procedure for additional environmental review. Sections 15162–15164 of the State CEQA Guidelines define the standards for determining the level of additional environmental review required when an EIR has been certified for a project.

When it can be determined that neither the proposed changes to the project, changed circumstances, nor new information results in the identification of new significant impacts, or the substantial increase in the severity of significant impacts identified in the certified EIR, an Addendum to an EIR may be prepared. Public review of an Addendum is not required by CEQA. If new significant impacts or a substantial increase in the severity of significant impacts identified in the previous EIR would result, then preparation and circulation of a Subsequent or Supplemental EIR for additional public review is required.

This Addendum to the Final EIR for the RiverPark Project has been prepared because:

1. No substantial changes are proposed in the project that will require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impacts;
2. No substantial changes in circumstances under which the project is undertaken will occur that will require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
3. No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared 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 that 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.

The analysis of the proposed Specific Plan Amendment in this Addendum supports the conclusion that neither the proposed changes to the amount and location of residential and commercial uses allowed by the Specific Plan or changes to the circumstances under which the RiverPark community will continue to develop will result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Specific Plan Amendment as currently proposed would result in any new significant impacts nor any substantial increase in the severity of the significant impacts identified in the Final EIR.

This Addendum provides an update to the environmental information in the Final EIR, analysis of the impacts of the proposed Specific Plan Amendment and presents a comparison of the environmental impacts of this proposal with the impacts identified in the Final EIR.

This Addendum provides the following information for each environmental topic addressed in the original EIR: First, a summary of impacts identified in the Final EIR is provided. This is followed by an analysis of the proposed Specific Plan Amendment, and a comparison with the impacts identified in the Final EIR. This analysis includes, where applicable, discussion of the City's updated 2030 General Plan as well as other new City, State, or local plans and regulations, and.

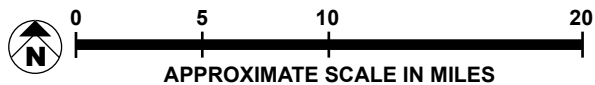
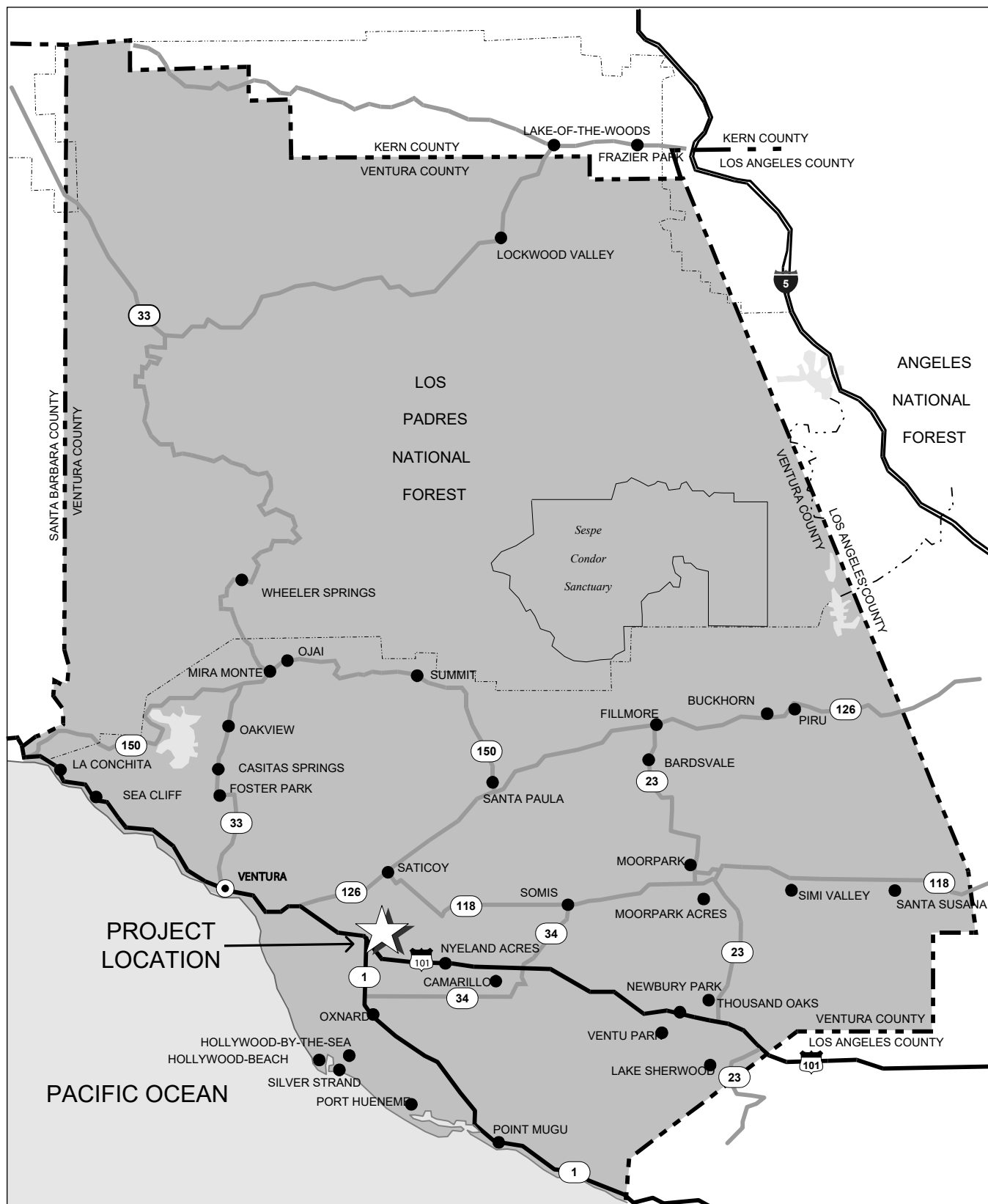
Following this introduction, the background of the RiverPark Specific Plan project is described. This background section is followed by a description of the proposed amendment to the Specific Plan. The environmental analysis follows the project description section.

## 1.2 BACKGROUND

RiverPark is an integrated mixed-use community of residences, commercial uses, parks, schools, civic uses, and supporting infrastructure. As shown in **Figure 1: Regional Location**, the 702-acre RiverPark Specific Plan Area is located immediately north of the Ventura Freeway (US 101) between the Santa Clara River and Vineyard Avenue (State Route 232) in Oxnard. **Figure 2: Project Vicinity Map** shows the boundaries of the RiverPark Specific Plan Area and its location in the City of Oxnard (City).

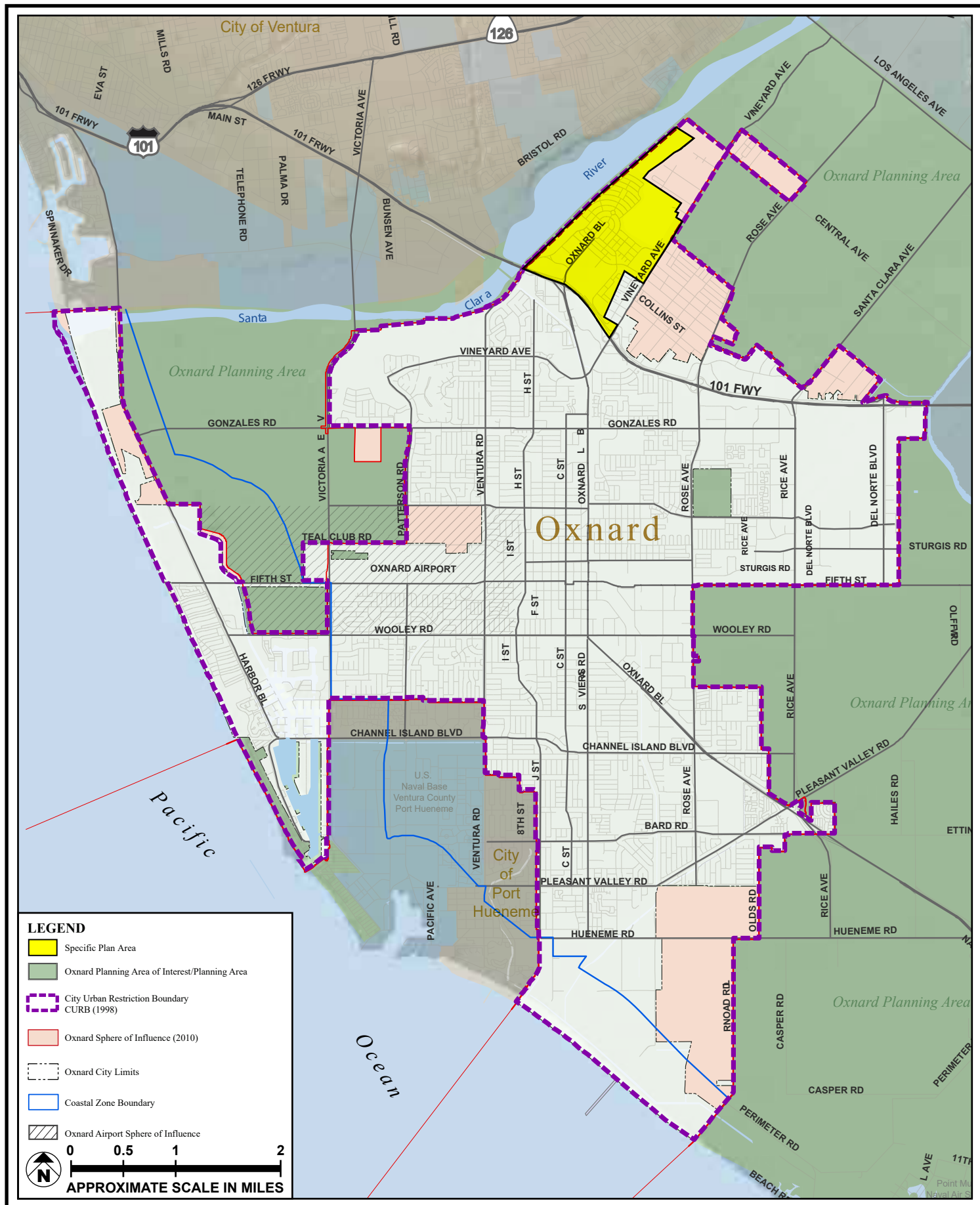
Development of RiverPark is guided and regulated by the RiverPark Specific Plan and several related implementation agreements, including the RiverPark Development Agreement (DA) and the RiverPark Owner Participation Agreement (OPA). The RiverPark Project EIR was prepared and certified by the City to meet the requirements for environmental review under CEQA.

The RiverPark Project EIR addressed a series of related discretionary actions that made up the Project, including a General Plan Amendment, adoption of the Specific Plan, and annexation of a portion of the site. In addition, the RiverPark Project EIR addressed several agreements related to the implementation of the Project, including the DA between the City and the applicants and the OPA between the Oxnard Community Development Commission and the applicants for the portion of the Specific Plan Area located within the City's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Project Area.



SOURCE: RiverPark Project, FEIR - June 2010

FIGURE 1



SOURCE: City of Oxnard Planning Department - March 2010

FIGURE 2

The Oxnard City Council certified the Final EIR and approved the RiverPark Specific Plan and the related agreements on August 27, 2002. Development of RiverPark began in May 2004 and continues to this date. The Specific Plan has been the subject of several minor administrative amendments since the original adoption. Errata documents have been prepared for the Specific Plan to document these approved specific plan amendments and correct minor inconsistencies in the text and graphic exhibits within the Specific Plan as they have been identified during implementation of the Project. In addition, there have been minor amendments to the OPA and other agreements related to the implementation of the RiverPark Project. For each of these modifications of the RiverPark Project, an Addendum to the Final EIR was prepared by the City in accordance with CEQA. Addendums to the Final EIR were also prepared to address minor changes to the construction of the Project during the land development phase and minor revisions to the mitigation measures for the air quality impacts of the Project to reflect changes in the planning of the main commercial area. A summary of the previous Addendums is provided below:

- **Addendum 1 – August 2002:** The RiverPark Project, as described and analyzed in the RiverPark Final EIR, included a proposal for temporary dewatering of limited areas during grading activities. This Addendum addressed a minor change to the dewatering plan to include a second location for a dewatering well.
- **Addendum 2 – September 2002:** This Addendum evaluated an amendment to include regulations for temporary uses.
- **Addendum 3 – January 2004:** This Addendum evaluated a minor amendment to the Specific Plan to change the land use designation on a small parcel from Open Space to Commercial.
- **Addendum 4 – November 2005:** The RiverPark Specific Plan, as described and analyzed in the RiverPark Final EIR, included a conceptual grading plan for the entire Specific Plan Area. This conceptual grading plan identified a total of 10 million cubic yards of cut and fill of earth materials on the Project site. It was anticipated that the grading operations would be a balanced operation, requiring no import or export of earth materials, based on the soil characteristics identified in the geotechnical report prepared for the Project site. During the initial mass grading of the site, it was determined that soil compression was higher than anticipated. In addition, implementation of the mitigation measures identified in the Final EIR required removal and recompacting of soil at depths greater than the conceptual grading plan. As a result, soil needed to be imported to balance grading on the site. This Addendum assessed the environmental effects of importing of up to 600,000 cubic yards of soil.
- **Addendum 5 – June 2007:** This Addendum addressed an amendment to the Owner Participation Agreement to permit the hotel allowed in District C to be developed in District D on a 5-acre site on the southeast corner of Oxnard Boulevard and Danvers River Street and allow up to 100,000 square feet of retail commercial development on the 12-acre site in Planning District C where the hotel was originally allowed in the Specific Plan.
- **Addendum 6 – June 2007:** This Addendum addressed minor changes to the mitigation measures for air quality impacts included in the Final EIR to reflect the planning of the retail commercial project, The Collection at RiverPark, planned in Planning Districts B, C, and D as identified in the RiverPark Specific Plan.



- **Addendum 7 – November 2007:** This Addendum addressed an amendment to the Owner Participation Agreement and an amendment to the Memorandum of Understanding (MOU) between the Oxnard Community Development Commission (CDC) and the applicants related to financing of public infrastructure, parking facilities, and improvements in support of commercial development in RiverPark, including a 500-space parking structure within the primary commercial district, Planning District D, of the RiverPark Specific Plan.
- **Addendum 8 – December 2007:** This Addendum addressed an amendment to the RiverPark Specific Plan to allow changing the amount of residential development allowed on the remaining land in Planning District A (Mixed Use/Office District) and Planning District F (Vineyards Neighborhood District).
- **Addendum 9 – February 2009:** This Addendum addressed a minor amendment to the RiverPark Specific Plan to one (1) freeway oriented sign, not to exceed 60 feet in height, in one of three designated locations in the main commercial district, Planning District D.
- **Addendum 10 – July 2009:** This Addendum evaluated the addition of an administrative office and maintenance facility for the City General Services Department in Planning District E as defined in the RiverPark Specific Plan.
- **Addendum 11 – January 2010:** This Addendum evaluated the impacts of the Ventura Road Utilities Project for the City Public Works Department, which proposed infrastructure improvements under Ventura Road between Gonzales Road and Vineyard Avenue.
- **Addendum 12 – June 2011:** This Addendum evaluated a proposed amendment to the uses allowed by the RiverPark Specific Plan in Districts A and D. The amendment proposed an increase in the maximum number of residential units from 2,805 to 3,145 units with a corresponding reduction in the amount of commercial development allowed from 2,485,000 to 2,078,000 square feet. This proposed amendment was considered by the Planning Commission and City Council in June 2012. The City Council approved an increase in the maximum number of residential units allowed from 2,805 to 3,043 residential units and a decrease in the amount of commercial development from 2,485,000 to 2,098,000 square feet.
- **Addendum 13 – March 2011:** An amendment to the signage standards in Section 5.9.3.3 of the specific plan allowed three freeway-oriented monument signs up to 20 feet tall, in designated locations within District D as defined in the RiverPark Specific Plan. In addition, the specific plan amendment allowed changeable electronic display panels on the pylon sign subject to approval of a Special Use Permit. The locations of these signs are shown on the revised Exhibit 5.HH, which was incorporated into the specific plan. This Addendum and the amendment to the signage standards in the specific plan were prepared and approved during the period that Addendum 12 was still under preparation.
- **Addendum 14 – January 2016:** This Addendum evaluated an amendment to the RiverPark Specific Plan to transfer retail commercial development from District E to C, increase the amount of commercial development in District C, and allow a freeway oriented sign up to a maximum of 60 feet. The maximum amount of commercial development allowed by the RiverPark Specific Plan was not changed as a result of this amendment.

## 2.0 PROJECT DESCRIPTION

---

*The proposed amendment to the RiverPark Specific Plan (Specific Plan Amendment) would provide an option to allow the development of an additional 1,025 multifamily residential units in three of the commercial mixed-use districts in the southern portion of the Specific Plan Area. If these additional residential units are developed, the amount of commercial development currently permitted by the Adopted Specific Plan in these Districts would be reduced by 562,000 square feet. The addition of a Residential: Very High land use category is also proposed to allow the development of the additional residential units. This new land use designation would be applied to three locations in Districts B, C, and D as defined in the RiverPark Specific Plan. This development of additional residential units could occur in any or all of these three districts under the proposed amendment. New development standards are also proposed for multifamily development that would be allowed by this category.*

### 2.1 ADOPTED RIVERPARK SPECIFIC PLAN

The RiverPark Specific Plan permits the development of an integrated mixed-use community consisting of open space, residential, commercial, and public facilities. The design of the RiverPark community follows the design principles of the New Urbanism and Smart Growth movements, which emphasize the importance of mixed land uses, communities scaled for pedestrian movement, limiting automobile usage, and physical design in creating communities in which people want to live, work, and shop. The RiverPark community is made up of four basic land uses: (1) the commercial area within the southern portion of RiverPark; (2) the residential neighborhoods to the north and east of the commercial areas; (3) the open space areas in the northern portion of the Specific Plan Area; and (4) public facilities located throughout the community. These land uses are linked and unified by a landscaped pedestrian, bicycle, and vehicular circulation system. **Figure 3: Adopted Land Use Plan—Permitted Uses** presents the Land Use Plan for the Specific Plan.

**Figure 4: Adopted Land Use Summary by Planning District** presents the land use summary by planning district, which describes the type and maximum intensity of allowed land uses. The Specific Plan established 13 planning districts to regulate the location and configuration of the planned land uses. Each planning district has a specific range of permitted and specially permitted land uses, densities, parking requirements, and other development standards. The RiverPark Specific Plan currently allows the development of up to 3,043 residential units and 2,098,000 square feet of commercial development.

The Specific Plan identified sites for two new elementary (K–5) schools and one new intermediate (6–8) school; new City and County of Ventura Fire Stations; and neighborhood parks and community open space. The Specific Plan also facilitated the reclamation of the existing mine pits located in the northern portion of the Specific Plan Area and allows the reclaimed mine pits to be used as water storage and recharge basins as part of ongoing groundwater management efforts.

**RIVERPARK LAND USE PLAN:  
PERMITTED USES**  
Land Use Plan Date: July 26, 2011

**Legend**

**Planning Districts**

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

**Land Use**

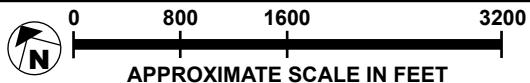
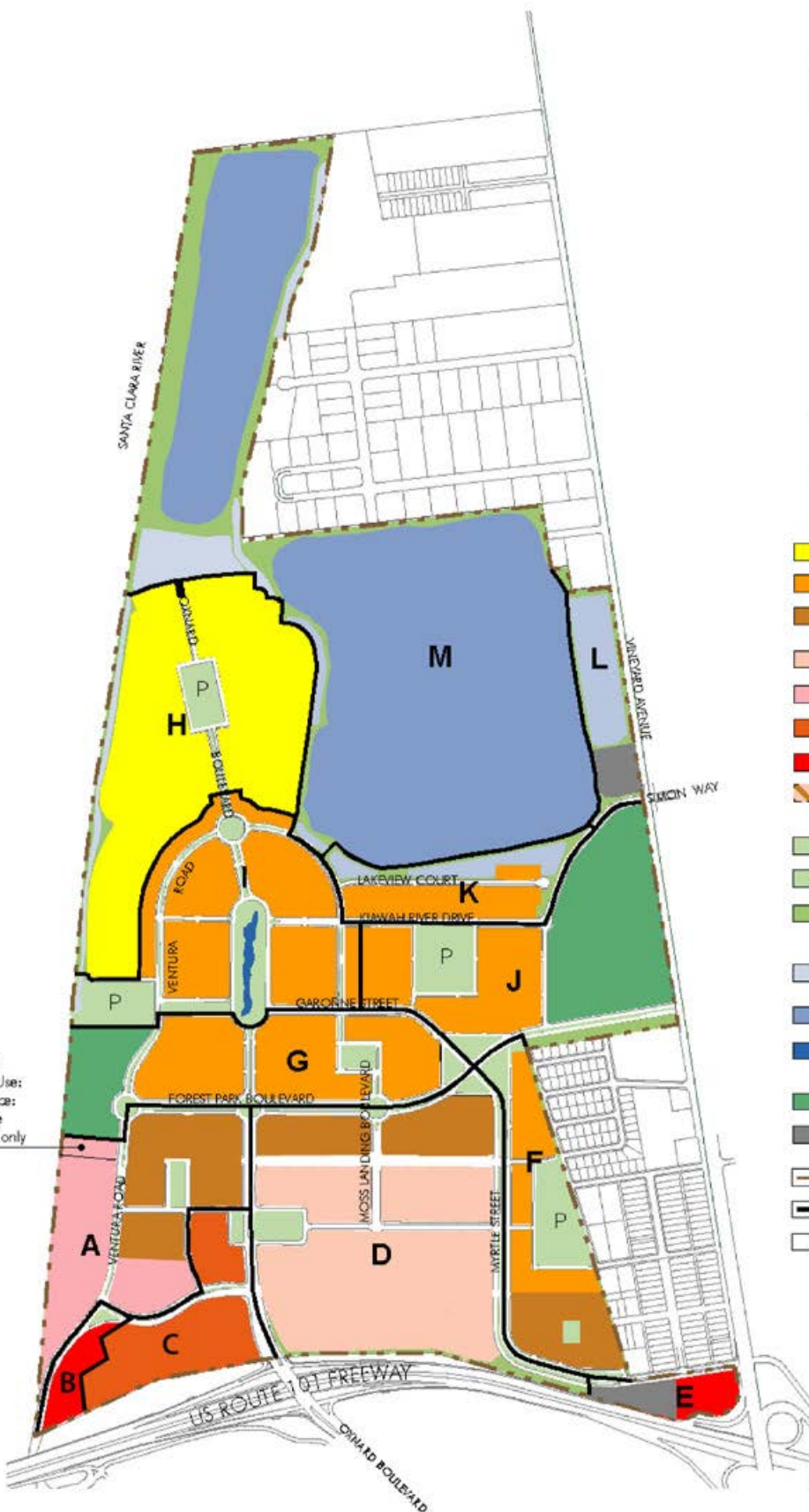
- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/ Hotel
- Commercial: Retail/ Office
- Mixed Use: Residential: High/ Commercial: Office

- Open Space: Park Space
- P Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature

- Schools/ Community Park
- Public Facilities

- Specific Plan Area
- Planning District Boundary
- K Planning District Designation

Optional  
Permitted Use:  
Open Space:  
Park Space  
this parcel only



SOURCE: Di Cecco Architecture, Inc. – August 2012

FIGURE 3



Developer SPA Consultants	RiverPark Legacy LLC TALAMANTE / IMPACT SCIENCES / CRAIN & ASSOCIATES / DI CECCO ARCHITECTURE Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page	RiverPark SPECIFIC PLAN EXHIBIT 2.J LAND USE SUMMARY BY PLANNING DISTRICT		
Planning District	Land Use	Gross Acreage <sup>1</sup>	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District <sup>7</sup>
A	Mixed Use/Office District			
	MIXED USE RESIDENTIAL: HIGH <sup>3</sup>	21.1	20	317-440
	COMMERCIAL: OFFICE	15.4	221	
	Remaining parcels designated Commercial: Office	9.3	200	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	15	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A <sup>10</sup>	47.5	456	317-440
B	West Peripheral Commercial District			
	COMMERCIAL: REGIONAL	5.5	104	
	Subtotals Planning District B	5.5	104	NA
C	West Corridor Commercial District			
	COMMERCIAL: REGIONAL	24	206	
	COMMERCIAL: CONVENTION/HOTEL <sup>9</sup>		272	
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	24.6	478	NA
D	Town Square Commercial District			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	904	
	VERTICAL MIXED USE OVERLAY			100-150
	RESIDENTIAL: HIGH <sup>3</sup>	15.0	0	220-300
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	88.4	904	320-450
E	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	7.5	111	
	PUBLIC FACILITIES	1.4		
	Subtotals Planning District E	8.9	111	NA
F	Vineyards Neighborhood District			
	RESIDENTIAL: HIGH <sup>3</sup>	12.3	NA	140-310
	RESIDENTIAL: MEDIUM <sup>3</sup>	15.5	5 <sup>8</sup>	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	37.9	5	290-482
G	Village Square Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	37.6	15 <sup>8</sup>	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK <sup>2,4,5</sup>	11.4	NA	
	Subtotals Planning District G	53.0	15	325-425
H	RiverPark Crescent Neighborhood District			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	83.9	0	450-492
I	RiverPark Loop Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	43.0	10 <sup>8</sup>	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8		
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4		
	Subtotals Planning District I	56.8	10	375-510
J	RiverPark Mews Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	21.0	10 <sup>8</sup>	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK <sup>2,4,5</sup>	30.4	NA	
	Subtotals Planning District J	61.4	10	220-310
K	Lakeside Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	10.5	5 <sup>8</sup>	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	18.5	5	70-98
L	Public Facility District			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
M	Water Storage / Recharge Basins and Storm Water Control District			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 2,831 du Maximum commercial KSF allowed within Specific Plan Area: 2,098 ksf		
<sup>1</sup> Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary				
<sup>2</sup> Net school site area in Planning District J = 27.3 acres: Net school site area in Planning District G = 10.0 Acres				
<sup>3</sup> Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C				
<sup>4</sup> Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)				
<sup>5</sup> Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.				
<sup>6</sup> Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 2,831 units				
<sup>7</sup> Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 2,831				
<sup>8</sup> Ground Level Commercial and/or Live/Work use				
Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.				
<sup>9</sup> Convention Hotel number of rooms is 320 with corresponding 272k sf				
<sup>10</sup> Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan				

SOURCE: Di Cecco Architecture, Inc. – August 2012

FIGURE 4

## 2.2 CURRENT STATUS OF DEVELOPMENT IN RIVERPARK

Development of the RiverPark Community began in May 2004. As shown in **Table 1: Residential and Commercial Development Status by District**, the current Specific Plan, as amended in June 2012, allows development of up to 3,043 residential units and 2,098,000 square feet of commercial space in Districts A-M as defined in the approved Specific Plan. The amount of residential and commercial development approved and built in each district is shown below in **Table 1**.

**Table 1**  
**Residential and Commercial Development Status by District**

	Permitted by Approved Specific Plan	Approved and Built to date	Amount of Remaining Development Permitted	Permitted by Approved Specific Plan	Approved and Built to date	Amount of Remaining Development Permitted
District	Commercial (sq ft.)			Residential (units)		
A	456,000	356,483	99,517	440	400	40
B	104,000	0	104,000	0	0	0
C	478,000	257,733	220,267	0	0	0
D	904,000	812,060	91,940	512	512	0
E	111,000	21,066	89,934	0	0	0
F	5,000	0	5,000	468	468	0
G	15,000	0	15,000	415	415	0
H	0	0	0	486	486	0
I	10,000	0	10,000	477	477	0
J	10,000	0	10,000	158	158	0
K	5,000	0	5,000	87	87	0
L	0	0	0	0	0	0
M	0	0	0	0	0	0
<b>Total</b>	<b>2,098,000</b>	<b>1,447,342</b>	<b>650,658</b>	<b>3,043</b>	<b>3,003</b>	<b>40</b>

Source: Meridian Consultants, LLC., 2021

Of the 3,043 residential units permitted by the approved Specific Plan, 3,003 units have been approved and built, including 447 affordable housing units. As shown in **Table 1**, the approved Specific Plan permits the development of 40 additional units in District A. At the time the Specific Plan was adopted, there was 421,000 square feet of existing commercial office space within Planning District A. When this existing office space is added to the amount of commercial space permitted Specific Plan as adopted, the total amount of commercial space developed within the Specific Plan Area is 1,447,342 square feet. Since approval of the RiverPark Specific Plan, commercial development has occurred in Districts A, B, D and E. The approved Specific Plan permits the development of an additional 650,658 square feet of commercial uses in Districts A, B, C, D, F, G, I, J and K as shown in **Table 1**.

## **Schools**

Three schools have been built in the RiverPark Specific Plan Area by the Rio School District: Rio del Mar Elementary School, Rio Vista Middle School, and the Rio Del Sol K-8 STEAM Academy. The Rio del Mar Elementary and Rio Vista Middle Schools are in Planning District J along Vineyard Avenue, and the Rio Del Sol STEAM Academy is in Planning District G along N. Ventura Road.

## **Fire Facilities**

The RiverPark Specific Plan designated a site for a new fire station to provide service in the northern portion of Oxnard, including RiverPark. The City built Fire Station No. 7, located at 3300 Turnout Circle in RiverPark, on the northwest corner of Vineyard Avenue and Thames River Drive. Apparatus at Fire Station No. 7 includes Engine 67 and Hazardous Materials Unit 67. All personnel at this station are trained as Hazardous Materials Technicians and Specialists. The City's fire station is located adjacent to Ventura County Fire Station No. 51, which serves the unincorporated community of El Rio.

## **Police Facilities**

An Oxnard Police substation is located at 2751 Park View Court in the Collection retail commercial development in District D. One (1) full-time police officer is dedicated to providing service in RiverPark.

## **Parks**

The RiverPark Specific Plan contains approximately 53 acres of parks and open including the joint use park for Rio Del Mar Elementary School and Rio Vista Intermediate School.

- Vineyard Park
- East Park
- Village Green Park
- Gateway Park
- Central Park
- Windrow Park
- Phase 1 Water Recharge Basin Trail System
- Commons Green

- Crescent Park
- Town Square
- Children's Park
- Santa Clara River Trail Phase 2
- Phase 3 Recharge Basin Trail

### 2.3 PROPOSED SPECIFIC PLAN AMENDMENT

The RiverPark Specific Plan regulates the amount of commercial and residential development permitted in each District with an overall control on the total amount of commercial and residential development. The Adopted Specific Plan currently allows development of up to 2,098,000 square feet of commercial space and 3,043 residential units.

The Specific Plan Amendment would add the option for additional residential development in Districts B, C and D of the Specific Plan. If the option for additional residential development is not exercised the approved commercial development option can be chosen. If the proposed residential development option is chosen for each District, the amount of commercial development allowed under the Specific Plan would be reduced in accordance with **Table 5: Residential Option Development Scenarios**, below. As the intent of the Specific Plan Amendment is to add the option for additional residential development, this Addendum analyzes the potential environmental effects associated with implementation of the proposed residential option in Districts B, C and D.

The Specific Plan Amendment would include adjustments to the amount of commercial and residential development in each Planning District with the residential option chosen. The total amount of commercial development allowed would be reduced by up to 562,000 square feet to 1,536,000 square feet and the maximum number of dwelling units would be increased by 1,025 units to 4,068 units as shown below in **Table 2: Proposed Specific Plan Amendment Land Use Summary**.

**Table 2**  
**Proposed Specific Plan Amendment**  
**Land Use Summary**

	Maximum Commercial Development (sq. ft.)	Maximum Residential Development (units)
Adopted Specific Plan	2,098,000	3,043
Proposed Specific Plan Amendment	1,536,000	4,068
Change	-562,000	+1,025

The change in the proposed amount of residential and commercial development by district with the residential option selected is shown in **Table 3: Proposed Land Use Changes by District**.

**Table 3**  
**Proposed Land Use Changes by District**

Planning District	Criteria	Adopted Specific Plan	Proposed Specific Plan Amendment	Difference (Adopted - Proposed)
A	Size (acres)	47.5	47.5	0
	Commercial (ksf)	456	456	0
	Residential (units)	440	440	0
B	Size (acres)	5.5	5.5	0
	Commercial (ksf)	104	104	0
	Residential (units)	0	333	333
C	Size (acres)	24.6	24.6	0
	Commercial (ksf)	478	478	0
	Residential (units)	0	280	280
D	Size (acres)	88.4	88.4	0
	Commercial (ksf)	904	949	(45)
	Residential (units)	662	924	262
E	Size (acres)	8.9	8.9	0
	Commercial (ksf)	111	110	(1)
	Residential (units)	0	0	0
F	Size (acres)	37.9	37.9	0
	Commercial (ksf)	5	0	(5)
	Residential (units)	482	482	0
G	Size (acres)	53.0	53.0	0
	Commercial (ksf)	15	0	(15)
	Residential (units)	425	425	0
H	Size (acres)	83.9	83.9	0
	Commercial (ksf)	0	0	0
	Residential (units)	492	492	0
I	Size (acres)	56.8	56.8	0
	Commercial (ksf)	10	0	(10)
	Residential (units)	510	510	0
J	Size (acres)	61.4	61.4	0
	Commercial (ksf)	10	0	(10)
	Residential (units)	310	-310	0
K	Size (acres)	18.5	18.5	0
	Commercial (ksf)	5	0	(5)
	Residential (units)	98	98	0
L	Size (acres)	13.6	13.6	0
	Commercial (ksf)	0	0	0
	Residential (units)	0	0	0
M	Size (acres)	201.9	201.9	0
	Commercial (ksf)	0	0	0
	Residential (units)	0	0	0

Source: Meridian Consultants, LLC. 2021  
Notes: ksf = thousand square feet



With the residential options chosen, the additional multifamily residential units would be permitted in three mixed use commercial districts defined in the Specific Plan: (1) District B, the West Peripheral Commercial District; (2) District C, the West Corridor Commercial District; and (3) District D, the Town Center Commercial District as shown in **Figure 5: Proposed Land Use Plan—Permitted Uses**.

The RiverPark Specific Plan currently defines three categories of permitted residential land uses:

- Residential: Low-Medium (densities between 8 and 12 dwelling units per gross acre)<sup>1</sup>
- Residential: Medium (densities between 12 and 18 dwelling units per gross acre)
- Residential: High (densities between 18 and 30 dwelling units per gross acre)

The proposed amendment would add a fourth residential land use category:

- Residential: Very High (densities between 30 and 80 dwelling units per gross acre)

This category would be applied to District B, the portion of District C located west of Oxnard Boulevard and north of Town Center Drive, and the portion of District D located west of Myrtle Street and east of Moss Landing Boulevard, as shown in **Figure 6: Proposed Land Use Summary by Planning District**.

The proposed Specific Plan Amendment would limit the total number of additional residential units to 1,025 units. Additionally, the proposed Specific Plan Amendment would limit the type of these additional units as follows: Studio Units – 108, One Bedroom Units – 504, Two Bedroom Units – 363, and Three Bedroom Units – 50. The Specific Plan will require that 15 percent of the 1,025 additional units that would be allowed by the proposed amendment to the Specific Plan to include 5 percent Very Low Income, 5 percent Low Income and 5 percent Moderate Income Units.

District A, the Mixed Use/Office District, includes 47.5 acres located west of Ventura Road in the southwest corner of the Specific Plan Area. Development of up to 440 residential units, 35,000 square feet of retail commercial development and 421,000 square feet of office space is permitted in this District by the approved Specific Plan. As shown in **Table 1**, 356,483 square feet of commercial development has been approved and developed in District A with 99,517 square feet of additional commercial development allowed. 400 residential units have been developed in District A. The approved Specific Plan allows an additional 40 residential units in District A. The approved Specific Plan permitted options for both commercial and residential development in this district. District B, the West Peripheral Commercial District, includes 5.5 acres located on Ventura Road in the southwest corner of the Specific Plan Area. Development of up to 104,000 square feet of commercial development is currently allowed in this District. The proposed amendment would add the alternative residential option of developing up to 333 multifamily units. This would allow for the development of either 104,000 square feet of commercial development in this District or up to 333 multifamily units, but not both. The Specific Plan Amendment

---

<sup>1</sup> Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum.

would modify the northeastern boundary of District B which would relocate the gas station, which has been approved but not yet built, within District C.

District C, the West Corridor Commercial District, includes 24.6 acres located west of Oxnard Boulevard and south of Town Center Drive. Development of up to 478,000 square feet of commercial development, including regional commercial uses and a hotel is currently allowed in this District. The proposed amendment would add the option of developing up to 280 multifamily units in this District and concurrently reduce the amount of commercial development allowed by 157,000 square feet. The amount of remaining commercial square footage allowed would be reduced to 63,267 square feet. As described above, the Specific Plan Amendment would modify the District B boundary at the northeast corner which would relocate the gas station within the northwest portion of District C.

The Specific Plan Amendment would also allow the option to increase residential development in District D. District D, the Town Square Commercial District, is the primary commercial district in RiverPark and includes 88.4 acres located between Oxnard Boulevard, the Ventura Freeway (U.S. Route 101), and Myrtle Street. Development of up to 904,000 square feet of retail and entertainment commercial space and 512 residential units is currently allowed in this District. The residential development option under the proposed amendment would allow an increase of the maximum number of residential units allowed in this District to 924 residential units, consisting of up to 412 Residential: Very High units in a portion of this District currently developed as a surface parking lot. If the residential development option is selected, the existing surface parking lot would be demolished to accommodate new development. As shown in **Table 1**, the current amount of commercial development built and approved to date is 812,060 square feet with 91,940 square feet remaining. If the residential development option is chosen under the proposed amendment, commercial square footage would be capped at its current build out and no further commercial development would be allowed in District D.

District E, the East Peripheral Commercial District, includes 8.9 acres located south of Myrtle Street (RiverPark Boulevard) at the eastern edge of the Specific Plan Area. The Specific Plan currently allows the development of up to 111,000 square feet of retail commercial development in this District. As shown in **Table 1**, the current amount of commercial development built and approved to date is 21,066 square feet with 89,934 square feet remaining.

RIVERPARK LAND USE PLAN:  
PERMITTED USES  
Land Use Plan Date: August 2020

Legend

Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

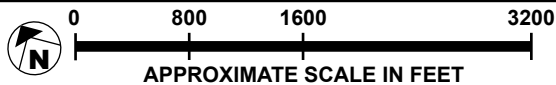
Land Use

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention Hotel
- Commercial: Retail/ Office
- Residential: Very High (30-80 DU/gross acre or Commercial: Regional
- Open Space: Park Space \*
- P Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature
- Schools/ Community Park
- Public Facilities
- Specific Plan Area
- Planning District Boundary
- K Planning District Designation

Optional Permitted Uses:  
Open Spaces:  
Park Space  
this parcel only

Optional permitted use  
as affordable housing

\* Specific location of Open Space to be determined prior to final development of the district



SOURCE: Di Cecco Architecture, Inc. – 2021

FIGURE 5



Developer SPA Consultants	RiverPark Legacy LLC MERIDIAN CONSULTANTS / GIBSON TRANSPORTATION / DI CECCO ARCHITECTURE Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page		RiverPark SPECIFIC PLAN EXHIBIT 2.J LAND USE SUMMARY BY PLANNING DISTRICT 10/7/21	
Planning District	Land Use	Gross Acreage <sup>1</sup>	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District <sup>7</sup>
A	Mixed Use/Office District			
	MIXED USE RESIDENTIAL: HIGH <sup>3</sup>	21.1	0	317-440
	COMMERCIAL: OFFICE	15.4	115	
	Parcels with existing offices			
	Remaining parcels designated Commercial: Office	9.3	341	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	0	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A <sup>10</sup>	47.5	456	317-440
B	West Peripheral Commercial District			
	option: COMMERCIAL: REGIONAL <sup>11</sup>	5.5	104	
	option: RESIDENTIAL: VERY HIGH <sup>11</sup>			300-333
	Subtotals Planning District B	5.5	104	300-333
C	West Corridor Commercial District			
	COMMERCIAL: REGIONAL	24	120	
	COMMERCIAL: HOTEL <sup>9</sup>		158	
	option: COMMERCIAL: REGIONAL <sup>11</sup>		200	
	option: RESIDENTIAL: VERY HIGH <sup>11</sup>			250-280
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	24.6	478	250-280
D	Town Square Commercial District			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	812	
	VERTICAL MIXED USE OVERLAY			0
	option: COMMERCIAL: REGIONAL <sup>11</sup>		137	
	option: RESIDENTIAL: VERY HIGH <sup>11</sup>			380-412
	RESIDENTIAL: HIGH <sup>3</sup>	15.0	0	220-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	88.4	949	600-924
E	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	7.5	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	8.9	110	NA
F	Vineyards Neighborhood District			
	RESIDENTIAL: HIGH <sup>3</sup>	12.3	NA	140-310
	RESIDENTIAL: MEDIUM <sup>3</sup>	15.5	0 <sup>8</sup>	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	37.9	0	290-482
G	Village Square Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	37.6	0 <sup>8</sup>	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK <sup>2,4,5</sup>	11.4	NA	
	Subtotals Planning District G	53.0	0	325-425
H	RiverPark Crescent Neighborhood District			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	83.9	0	450-492
I	RiverPark Loop Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	43.0	0 <sup>8</sup>	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8		
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4		
	Subtotals Planning District I	56.8	0	375-510
J	RiverPark Mews Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	21.0	0 <sup>8</sup>	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK <sup>2,4,5</sup>	30.4	NA	
	Subtotals Planning District J	61.4	0	220-310
K	Lakeside Neighborhood District			
	RESIDENTIAL: MEDIUM <sup>3</sup>	10.5	0 <sup>8</sup>	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	18.5	0	70-98
L	Public Facility District			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
M	Water Storage / Recharge Basins and Storm Water Control District			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 4,068 du Maximum commercial KSF allowed within Specific Plan Area: 2,089 ksf		
<sup>1</sup> Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary				
<sup>2</sup> Net school site area in Planning District J = 27.3 acres; Net school site area in Planning District G = 10.0 Acres				
<sup>3</sup> Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C				
<sup>4</sup> Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)				
<sup>5</sup> Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.				
<sup>6</sup> Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 4,068 units				
<sup>7</sup> Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 4,068				
<sup>8</sup> Ground Level Commercial and/or Live/Work use				
Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.				
<sup>9</sup> Hotel number of rooms is 320 total with corresponding 272k sf, decreased per SPA to 156k sf				
<sup>10</sup> Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan				
<sup>11</sup> Commercial or residential development is allowed as options, but not both. Residential development is also regulated by 7.10.4				

SOURCE: AC Martin Partners– 2021

FIGURE 6

The proposed amendment would allow the option for an additional 1,025 residential units to be built in Districts B, C and D while reducing the allowed commercial development according to such selection. Section 4: Residential Master Plan in the RiverPark Specific Plan contains Residential Product Type Standards in Section 4.4. New development standards are proposed to regulate residential development in areas designated Residential: Very High. The Apartments—Urban. Standards are currently defined in the Specific Plan for six types of residential development:

- Large Lot Single-Family
- Small Lot Single-Family
- Cluster Single-Family
- Townhouses
- Commercial District Residential
- Apartments/Multifamily

The proposed Specific Plan Amendment would add standards for an additional type of residential development: Apartments – Urban that would apply to development on the three sites that would be designated Residential: Very High. Section 4, Residential Master Plan in the RiverPark Specific Plan contains Residential Product Type Standards in Section 4.4. New development standards are also proposed to regulate residential development in areas designated Residential: Very High. The standards for Apartments-Multifamily currently allow lot coverage up to 80 percent with 5-story buildings with a maximum height of 60 feet. The standards for Apartments-Urban would allow lot coverage up to 90 percent with 6-story buildings with a maximum height of 90 feet. Setbacks would be five feet on all sides allowing for denser development compared to setback standards for Apartments-Multifamily.

If the residential option in Districts B, C and D is implemented, the amount of commercial development within the Specific Plan would be reduced in accordance with **Table 5**, below.

To estimate the increase in population that would result from the proposed additional residential development for purposes of evaluating the potential for environmental impacts analysis of the occupancy characteristics for rental apartments in Riverpark was completed. To explore the demographics of the market for rental apartment units 2020 U.S. Census Redistricting Data was reviewed, the specific characteristics of the four rental apartment complexes in Riverpark were examined by looking at the type (studio, 1, 2 and 3 bedroom) mix of these apartment types in each apartment complex. There are 912 total units in the four existing apartment complexes in RiverPark containing 1,504 total bedrooms.

The total number of occupied units in the census data was 877, reflecting an occupancy rate of 96 percent (877 occupied housing units/912 total units). By taking the total population divided by the total number of occupied bedrooms (1,446 occupied bedrooms; 1,504 total bedrooms x 96 percent occupancy rate), the average number of residents per bedroom relationship was determined to be 1.18.

Based on the mix of units proposed, the average household size is estimated as 1.71 as shown in **Table 4: Average Household Size**. An average household size of 1.71 would result in a population estimate of 1,755 residents for the additional 1,488 bedrooms spread across Districts B, C, and D.

**Table 4**  
**Average Household Size**

Unit Count	District B	District C	District D	Proposed
Studio	44	22	42	108
One Bedroom	167	136	201	504
Two Bedroom	112	106	145	363
Three Bedroom	10	16	24	50
<b>Total</b>	333	280	412	1,025
<b>Total Occupied Households</b>	333	280	412	1,025
<b>Occupancy Rate</b>	100%	100%	100%	100%
<b>Total Bedrooms</b>	465	418	605	1,488
<b>Total Occupied Bedrooms</b>	465	418	605	1,488
<b>Total Population</b>	549	493	714	1,755
<b>People per Bedroom</b>	1.18	1.18	1.18	1.18
<b>People Per Occupied Unit</b>	1.65	1.76	1.73	1.71

Source: RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

### 2.3.1 Development Agreement

An extension of the RiverPark Development Agreement is being requested by Shea Properties to facilitate the completion of the commercial development in RiverPark, which has been delayed by both changes in retail commercial demands and the pandemic. The proposed amendments to the Specific Plan and Development Agreement would also add the option to allow residential development in the commercial districts.

The proposed 6th Amendment to the RiverPark Development Agreement and the 2nd Amendment to the Oxnard Development Company LLC Development Agreement address the following:

- Specific Plan and Development Agreement and subsequent Amendments remain in force per the terms and limitations unless revised by the proposed revisions
- Application of 2020 Development Impact Fees including limitations on Public Art Fees, Mobility Fee, and Park Development Fee

## 2.4 Residential Development Option

The proposed residential option would allow the development of additional residential units in Districts B, C and D. This option could be exercised in one, two or all three of these Districts. **Table 5** shows the amount of residential and commercial development that would occur with the residential option being exercised in one or more of B, C and D. The commercial development is permitted by the current Approved Specific Plan. As shown below, the maximum amount of change in the mix of land uses in these Districts would occur if the residential option was implemented in all three Districts as 1,025 additional residential units would be developed and the amount of commercial development in these Districts would be reduced by 562,457 square feet. The potential environmental effects of each of these scenarios is evaluated in this Addendum.

**Table 5**  
**Residential Option Development Scenarios**

Scenario	Additional Residential Units	Reduction in Commercial Development
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B <sup>a</sup>	333	-182,730
District C <sup>b</sup>	280	-153,647
District D <sup>c</sup>	412	-226,080

Source: Meridian Consultants, LLC. 2021

## 3.0 IMPACT ANALYSIS

---

*This analysis section includes separate subsections for each environmental topic addressed in the Final EIR and subsequent addendums. Each topical section first presents a summary of the information and conclusions of the analysis in the Final EIR subsequent addendums. Updated information reflecting any changes in the environmental setting related to each topic is presented first in each subsection, followed by analysis of the environmental impacts of the RiverPark project with the proposed changes in land uses included in the proposed amendment. For each topic, a determination is also made on whether the current proposal would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the Final EIR and subsequent addendums. The mitigation measures identified in the Final EIR and applicable, subsequent addendums, are also updated as needed to reflect the proposed changes to the project.*

### 3.1 LAND USE

#### Summary of Analysis in the Final EIR and Subsequent Addendums

The consistency of the proposed RiverPark Specific Plan project with applicable land use plans and policies, as well as the compatibility of the proposed development with surrounding land uses, were analyzed in the Final EIR. This evaluation addressed the consistency of the project with the City's 2020 General Plan, the HERO Redevelopment Plan, the Southern California Association of Governments (SCAG) Regional Comprehensive Plan & Guide (RCPG), and the Local Agency Formation Commission (LAFCo) policies.

The Specific Plan Area is located within the LAFCo Sphere of Influence (SOI) line for the City and within the 20-year City Urban Restriction Boundary (CURB) established by the City's 2020 General Plan. Prior to approval of the project, the southern 269 acres of the Specific Plan Area (referred to as "RiverPark Area A" in the Final EIR) were located within the City. The northern 432 acres of the Specific Plan Area (referred to as "RiverPark Area B" in the Final EIR) were located outside of the City. After adoption of the Specific Plan by the City, RiverPark Area B was annexed to the City.

Annexation of RiverPark Area B to the City and development of the entire Specific Plan Area with the proposed uses was found to be consistent with the City's land use plans and policies. Annexation of RiverPark Area B was also determined to be consistent with LAFCo policies. The RiverPark Project was also determined to be consistent with the SCAG RCPG, given that the amount of growth allowed by the Specific Plan was consistent with adopted regional growth forecasts and the characteristics of the project as proposed were consistent with relevant objectives of this regional plan. In addition, the RiverPark Specific Plan defined a pattern of land uses determined to be compatible with the residential, agricultural, and open space uses located around the Specific Plan Area. No significant impacts related to inconsistencies with applicable land use plans and policies were identified in the Final EIR and no mitigation measures



were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## **Analysis of Proposed Specific Plan Amendment**

The proposed Specific Plan Amendment would allow the option to develop an additional 1,025 multifamily residential units and subsequently reduce the amount of commercial development permitted by 562,000 square feet and in three of the commercial mixed-use districts in the southern portion of the Specific Plan Area. The proposed Specific Plan Amendment would allow for a total of 1,536,000 square feet of commercial uses and 4,068 residential units within RiverPark. The addition of a Very High Residential: Very High land use category is also proposed to allow the development of the additional residential units. This new land use designation would be applied to three locations in Districts B, C, and D. The Specific Plan will require that 15 percent of the 1,025 additional units that would be allowed by the proposed amendment to the Specific Plan to include 5 percent Very Low Income, 5 percent Low Income and 5 percent Moderate Income Units. New development standards are also proposed for multifamily development that would be allowed by this category. These standards would allow multifamily buildings with up to 6-stories and a maximum height of 90 feet in the three locations in Districts B, C, and D that would be designated Residential: Very High or Commercial: Regional.

Since the original approval of the RiverPark Specific Plan the City adopted the 2030 General Plan. The 2030 General Plan has four major themes, one of which is to develop or reinvest within CURB with an “urban village” concept. The urban villages would incorporate private and public redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting greenhouse gas (GHG) emission reduction targets and implementing the Southern California Association of Governments regional Sustainable Community Strategy (SB 375). The Urban Village theme replaced Infill Area and Major Study Areas approach in the 2020 General Plan.

The 2030 General Plan defines Urban Villages as mixed use areas designed to encourage persons to live near their place of employment and/or support services. The integration of complementary land uses is intended to promote a pedestrian orientation to reduce trips and vehicle miles traveled and reduce greenhouse gas emissions.

RiverPark is located with the North Oxnard Transit Enhancement District (NOTED) Urban Village as defined in the 2030 General Plan. The NOTED area includes the area north of the Oxnard Blvd./Vineyard Avenue intersection generally between Ventura Road and Vineyard Avenue including the Esplanade shopping center, The Village Specific Plan, and the Riverpark Specific Plan. The NOTED area is designated as a “Catalyst” project by the California Department of Housing and Community Development as an example

of desirable mixing of land uses and activities combined with transit that will total reduce the volume of local vehicular travel and, as a result, GHG emissions.

The Districts in the RiverPark Specific Plan Area that would be modified with the proposed Specific Plan Amendment are designated Commercial Regional (CR) on the 2030 General Plan Land Use Map. This designation allows major multitenant shopping centers that may include offices, hotels, and other services. Residential, live/work, work/live, and mixed uses are strongly encouraged in these areas.

The adopted RiverPark Specific Plan is consistent with the CR land use designation and Urban Village policies as the commercial districts as defined in the Specific Plan currently allow a mix of commercial and residential uses. The proposed Specific Plan Amendment would change the residential and commercial uses in RiverPark by decreasing the amount of commercial development and increasing the amount of multifamily residential development permitted in the mixed-use commercial districts in RiverPark. Currently there are 650,658 square feet of remaining commercial uses to be built under the adopted RiverPark Specific Plan. The proposed Specific Plan Amendment provides an option to allow approximately 88,000 square feet of commercial uses to be constructed and an additional 1,025 residential units. As such, the proposed Specific Plan Amendment would increase the residential population in RiverPark, which would use and support the existing and planned retail commercial development in the Specific Plan Area.

The Residential High designation as defined in the General Plan allows residential development at a density of 30 or more units per acre. This designation allows mid to high-rise residential buildings, preferably as part of a mixed-use or urban village area with live/work, work/live, and mixed use development is strongly encouraged.

The addition of the Residential: Very High land use category to the Specific Plan would be consistent with the purpose and intent of both the Commercial Regional and Residential High land use designations and the 2030 General Plan Urban Village policies. The City General Plan defines floor area ratios (FARs) for the regulation of development intensity for commercial land uses to estimate traffic generation and municipal service demand rather than a specific development standard. The proposed land use changes would result in less commercial development than currently allowed under the adopted RiverPark Specific Plan, and the additional residential development would be lower in intensity than the currently adopted RiverPark Specific Plan.

The addition of the corresponding development standards for the Apartment -Urban development type would permit the development of apartment buildings up to 6-stories with a maximum height of 90 feet in the three locations this new residential land use category would be applied to in Districts B, C, and D.

District B is located in the southwest corner of the Specific Plan Area next to existing commercial and residential development. The locations in Districts C and D where this type of apartment building would be permitted are also locations surrounded by other multistory residential buildings and retail commercial development. The location and scale of the type of residential buildings that would be permitted would be consistent with the overall pattern of development in these mixed-use commercial districts and the goals and objectives of the RiverPark Specific Plan.

The changes in land uses are proposed in the central and southwest portion of the Specific Plan Area and would not affect the overall structure of the community or its compatibility with surrounding land uses. The proposed Specific Plan Amendment would add multifamily housing to the central and southwest portion of the RiverPark Community while maintaining a pedestrian oriented community by placing this additional housing near commercial and employment generating uses.

The adopted Specific Plan defines landscape buffers to create compatibility with surrounding uses. These buffers would not be changed under the proposed amendment and no new types of land uses be proposed within the Specific Plan Area. Therefore, land uses would be compatible with surrounding land uses.

With the land use changes proposed, the RiverPark Project would remain consistent with applicable land use policies and programs. No new significant land use impacts would result from approval of the proposed amendment to the Specific Plan and no mitigation measures are required.

If the residential option is not exercised in Districts B, C and D, but only in one or two of these Districts, then the amount of residential and commercial development defined for the other potential development scenarios in **Table 5** could occur. Each of these scenarios would be consistent with the current and proposed land uses within the Specific Plan Area and with the goals and objectives of the RiverPark Specific Plan. With the addition of the Residential: Very High land use category, the proposed mixes of commercial and residential development would be consistent with the purpose and intent of both the Commercial Regional and Residential High land use designations and the 2030 General Plan Urban Village policies. Furthermore, development of any of these scenarios would be compatible with surrounding land uses as well as policies and programs.

## **3.2 AESTHETICS**

### **Summary of Analysis in the Final EIR and Subsequent Addendums**

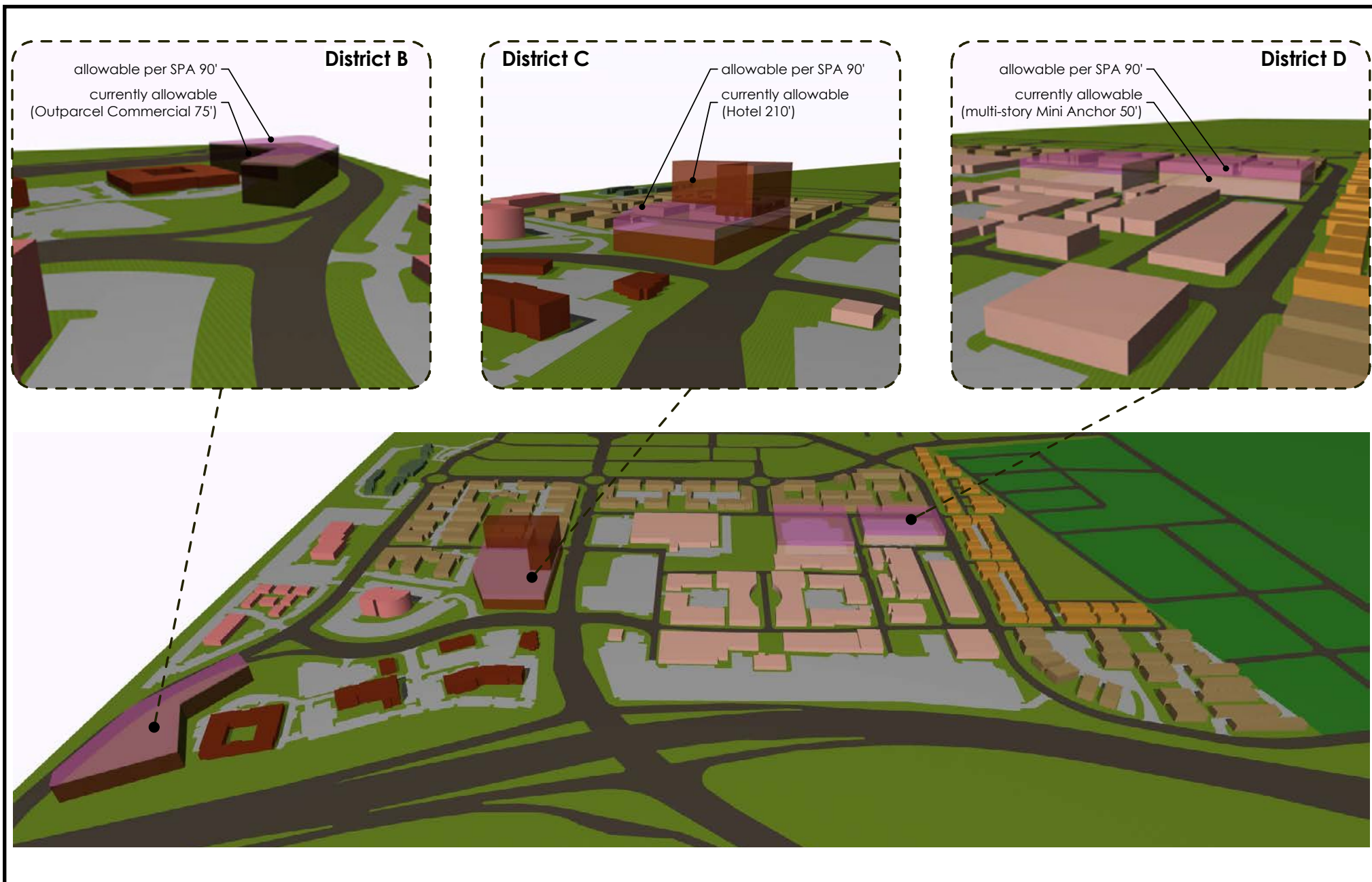
The EIR provided analysis of the significance of changes to the visual character of the area that would result from implementation of the RiverPark Project. The Community Design Element of the 2020 General Plan identifies scenic resources within the City. Roadways that provide views of the scenic resources and

agricultural lands within and around the City are designated as image corridors. The Ventura Freeway is designated as Regional Image Corridor, and Oxnard Boulevard and Vineyard Avenue are designated as City Image Corridors. In addition, the intersection of the Ventura Freeway and Vineyard Avenue is designated as a Regional Gateway. Prior to development, the Specific Plan Area had an open space visual character as viewed from surrounding roadways and uses due to the small number of existing structures at the time the Specific Plan was approved.

The change in the visual character of the Specific Plan Area as a result of the proposed RiverPark Project was not identified as having a significant impact on the visual character of the area. This was because the development that would be allowed by the Specific Plan will not obstruct long-range views of the mountains and hills in the Los Padres National Forest to the north from the Ventura Freeway or Vineyard Avenue. The height and character of the residential and commercial development proposed will also be consistent with existing development in the area. In addition, the northern portion of the Specific Plan Area will continue to have an open space character because the existing mine pits would be preserved, and no buildings will be located along the northernmost portion of Vineyard Avenue. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to aesthetics to a less than significant level and no unavoidable significant impacts to aesthetics were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

The proposed Specific Plan Amendment would not result in any substantial change in the visual character of the RiverPark Community. The proposed changes in permitted land uses would introduce additional multifamily residential development in the central and southwest portions of the community up to 6 stories with a height up to 90 feet in 3 specific locations as shown in **Figure 7: Proposed Massing Diagram**. The RiverPark Specific Plan currently allows buildings with up to 2 stories or 75 feet in District B and 5 stories in Districts A, C and E. Allowing buildings with up to 6 stories in District B would be a change from currently permitted height, however this District is located in the southwest corner of the Specific Plan Area next to existing commercial and residential development. The locations in Districts C and D where this type of apartment building would be permitted are also locations surrounded by other multistory residential buildings and retail commercial development. The location and scale of the type of residential buildings that would be permitted would be consistent with the overall pattern of development in these mixed-use commercial districts and the goals and objectives of the RiverPark Specific Plan. There would also be no change to the important aesthetic features such as landscape buffers, or the location and amount of open space, currently required by the Specific Plan to create a unified visual character. The Specific Plan would remain consistent with the Community Design Element of the 2030 General Plan.



SOURCE: Shea Properties - 2021

FIGURE 7

The land use changes proposed would not have any effect on scenic views as the scale and character of the development would not change substantially. Scenic views of the mountains and hills of the Los Padres National Forest would remain unobstructed, particularly along Vineyard Avenue, Oxnard Boulevard, and the Ventura Freeway. Landscape buffers and preservation of open space provided for by the adopted Specific Plan would ensure views of the Project site from adjacent areas are not adversely impacted by development allowed by the Specific Plan.

No new significant impacts to the aesthetic character of the Specific Plan Area and the surrounding area would result from the proposed amendment to the Specific Plan and no additional mitigation measures are required.

District B is currently designated Commercial: Retail/Office; District C is designated Commercial: Convention/Hotel and District D is designated Commercial: Regional. Accordingly, any additional commercial use under any of the development scenarios in **Table 5** would be consistent with land use designations for these districts and current and planned land uses in these districts. The location and scale of commercial development would be consistent with the overall pattern of development in these districts. As stated above, the scenarios including residential uses within these districts would also be consistent with the pattern of existing and planned development in each district. Also, both the approved commercial and proposed residential uses would be consistent with the goals and objectives of the RiverPark Specific Plan. No new significant impacts to the aesthetic character of the Specific Plan Area and the surrounding area would result from development of any of the scenarios in **Table 5**.

### **3.3 EARTH RESOURCES**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

The Final EIR evaluated potential impacts related to the soil conditions on the site and the geology of the area. Geology studies completed identified a variety of topographic and soils conditions as a result of the long-term mining and agricultural activities within the Specific Plan Area. Substantial areas of potentially unstable artificial fill were found in the northern portion of the Specific Plan Area on the portion of the site used for sand and gravel mining. A potentially significant impact related to the stability of the slopes of the existing mine pits was identified.

The conceptual grading plan called for grading approximately 10 million cubic yards of earth materials over the entire 702-acre site. A balanced grading program involving excavation and replacement of the 10 million cubic yards of material was proposed. The majority of this planned grading consisted of the proposed excavation and/or replacement of earth materials in the northern portion of the Specific Plan Area to improve the structural characteristics of the soils in the mine site stockpile and plant areas and to

stabilize the slopes of the existing mining pits. A comprehensive program of 44 specific measures was identified in the Final EIR to mitigate all identified potential geotechnical impacts to a level that is less than significant.

The Final EIR identified that the Specific Plan Area was in an area designated by the State Mining and Geology Board as containing sand and gravel resources of regional significance. While all available resources on the site had been mined, some aggregate resources remained. Mining of the remaining resources was not considered economically feasible due to the relatively small amount of low-quality aggregate available on the southern portion of the site, which had been designated for urban development since 1986. Development of the portion of the site was, therefore, consistent with the mineral resource policies of the City's 2020 General Plan. Nonetheless, the permanent loss of access to the approximate 2.2 million tons of sand and gravel resources on the southern portion of the site was identified as an unavoidable significant impact of the RiverPark Project. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to earth resources to a less than significant level and no unavoidable significant impacts to earth resources were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

The mass grading of the Specific Plan Area has been completed in conformance with the mitigation program in the Final EIR to mitigate potentially significant geotechnical impacts. As described above, based on geology and soils studies it was anticipated that grading would be balanced within the Specific Plan Area.

The proposed Specific Plan Amendment would allow development of buildings like those already developed in RiverPark. All development would occur within the existing Specific Plan Area, as evaluated in the Final EIR. All structures would be designed with current building codes. For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe geology or soils impacts and no revised mitigation measures are required.

Development of any of the scenarios defined in **Table 5** would adhere with the City's building code. For this reason, any of these scenarios would be consistent with building regulations and would not result in any new or increase in geologic hazard impacts.

### **3.4 BIOLOGICAL RESOURCES**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

The Specific Plan Area contained limited natural habitat as a result of the long-term disturbance of the site for agricultural and mining activities. The southern portion of the Specific Plan Area supported no native plant communities because vegetation within this area was limited to agricultural crops, landscaping associated with existing development, and nonnative weedy species in disturbed areas. The northern portion of the Specific Plan Area included scattered patches of disturbed open space on the sand and gravel mine site and a small amount of agricultural land. The existing mine pits contained exposed groundwater, providing resting and limited foraging area for several waterfowl and other water-associated bird species. No special status plant or wildlife species were identified within the Specific Plan Area during biological surveys. The Santa Clara River, located immediately west of the Specific Plan Area provides habitat for several special-status fish and wildlife species, including southern steelhead, arroyo chub, and tidewater goby, which have adapted to the seasonal and daily changing conditions of the river.

The RiverPark Specific Plan included proposals to plant native vegetation on the reconstructed slopes of the mine pits and on the western edge of the Specific Plan Area along the Santa Clara River levee. No significant impact to native plant communities was identified and the introduction of additional native vegetation was identified as a beneficial effect of the Project.

Potential impacts to native bird species nesting on the site during grading was identified. A potential for significant indirect impacts to the natural habitat in the Santa Clara River from new lighting sources within the Specific Plan Area and the use of invasive nonnative plant species in landscaping were also identified. Measures were included in the Final EIR to mitigate these impacts to a less than significant level.

As proposed and approved, the RiverPark Specific Plan included a water quality treatment system designed to treat runoff from the new land uses proposed within the Specific Plan Area and from off-site agricultural and industrial areas that drain into the Specific Plan Area. This water quality treatment system proposed was designed to trap and remove pollutants and urban sediments to the degree necessary to ensure high water-quality levels. Therefore, potential indirect impacts to biological resources in the Santa Clara River from stormwater runoff from the Specific Plan Area were not significant. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to biological resources to a less than significant level and no unavoidable significant impacts to biological resources were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.



## **Analysis of Proposed Specific Plan Amendment**

The Specific Plan Area has been graded and the proposed amendment would only allow development in areas already mass graded and prepared for development. The land uses proposed in Districts B, C and D would not change the potential for indirect impacts on biological resources present in the Santa Clara River and would not substantially change the amount or character of storm runoff to cause indirect impacts to water quality in the Santa Clara River. The water quality treatment system analyzed in the original EIR has been developed to accommodate runoff from the planning districts affected by the proposed amendment. Therefore, no new significant impacts to biological resources would result from the proposed Specific Plan Amendment and no additional or revised mitigation measures are required.

As stated above, the Specific Plan Area has been graded and all development is planned in these areas that have been prepared for development. For this reason, development of any of the scenarios defined in **Table 5** would not substantially change the amount or character of storm runoff causing indirect impacts to water quality in the Santa Clara River. Therefore, any combination of commercial and residential development would have less than significant impacts on biological resources and no further analysis is required.

### **3.5 WATER RESOURCES**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

An extensive analysis was conducted on potential impacts to groundwater and surface water quality, and on groundwater quantity. This analysis determined that the RiverPark Project would result in a beneficial impact on groundwater quantity. Existing conditions documented in the Final EIR resulted in a net loss of 573 acre-feet (af) of groundwater per year due to evaporation from the exposed groundwater in the existing mine pits and the use of groundwater pumped from on-site wells. The RiverPark Project was projected to result in a net gain to the groundwater system of approximately 8,000 acre-feet per year (afy) due to the elimination of groundwater use on site for the existing agricultural and mine uses and from the planned incorporation of the reclaimed mine pits into the United Water Conservation District (UWCD) groundwater recharge program.

Construction of the Project required dewatering around the existing mine pits. Potential impacts to groundwater quantity and quality were identified depending on the volume of groundwater pumped and the discharge location. Measures were identified to mitigate these potential impacts to a less than significant level.

Changes to the amount, quality, and direction of stormwater drainage flows in the Specific Plan Area were assessed in the Final EIR. Stormwater flows generated within the RiverPark Specific Plan Area and those generated from off-site areas that drain onto the Specific Plan Area were proposed to be collected and treated by a system including water quality detention basins and additional features, including dry swales

and mechanical treatment elements such as centrifugal separators. After treatment, stormwater was proposed to be discharged to the Santa Clara River through existing drain outlets, or to the mine pits, depending on existing drainage patterns and the magnitude of the storm event.

Changes in minerals, nutrients, metals, pesticides, hydrocarbon, and microbial contaminants in runoff discharged to the Santa Clara River and the mine pits were analyzed. Conservative thresholds of significance were selected for determining impacts. This analysis determined that the planned use of the reclaimed mine pits by UWCD for diverted surface water flows from the Santa Clara River would not have a significant impact on groundwater quality.

The analysis determined that the concentration of pollutant constituents in the Specific Plan Area would be reduced from existing conditions or would not be greater than the maximum ambient concentrations for these constituents in the Santa Clara River. The proposed water quality detention basins were designed to collect and treat all runoff from storms up to a 10-year storm event prior to discharge to the mine pits, with runoff from larger events being allowed to discharge directly into the pits. This design was intended to ensure treatment of “first flush” storm runoff that contains the highest concentrations of pollutants. Because runoff from storms with a frequency less than a 10-year event would not enter the pits, overall mass loading of pollutant constituents would be reduced.

Reduction of the concentrations of all pollutant constituents to levels below the conservative numeric thresholds of significance used in the water quality analysis was determined to be infeasible because of the significant capital, operational and standby costs associated with the treatment systems examined as potential mitigation measures and because of the potential low reliability of these treatment systems that would only operate infrequently during large storm events. The Final EIR concluded that although the RiverPark Project would maintain or improve existing water quality, all potential impacts could not be reduced to a less than significant level even with implemented mitigation measures; for this reason, some unavoidable significant impacts to water quality were identified. No update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

Mass grading and construction of the major drainage improvements, including the main elements of the water quality control treatment system, have been completed. The proposed Specific Plan amendment would not introduce new types of land uses into the Specific Plan Area since Districts D already contains multifamily residential development and other multifamily projects are located around the other commercial districts. The amount of impervious surface area would not change substantially given the development footprint of the high-density residential uses that would be allowed by the proposed Specific Plan Amendment. No new or substantially more severe impacts to water resources would result from the proposed Specific Plan Amendment and no revised mitigation measures are required.

All of the scenarios in **Table 5** would include the development of residential and commercial uses in Districts B, C and D. The amount of additional impervious surfaces that would be added with any of these scenarios would be similar and no new or substantially more severe impacts to water resources would result from development of these areas.

### **3.6 TRANSPORTATION AND CIRCULATION**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

Potential traffic impacts of the RiverPark Project were assessed in accordance with the City Traffic Impact Study Standards as well as with procedures specified by the Ventura County Transportation Commission (VCTC) and SCAG in the Ventura County Congestion Management Plan (CMP). The analysis incorporated a detailed evaluation of traffic conditions at 33 intersections, including 25 intersections in Oxnard and immediately surrounding areas and 8 intersections in the City of Ventura. Five segments of the State highway network were also evaluated.

It was estimated that the uses allowed by the RiverPark Specific Plan would generate approximately 94,500 daily trips, of which 9,860 would occur in the evening peak traffic period. Of the total daily trips, 78,840 would leave the Specific Plan Area. The remainder of the daily trips would be trips between the residential, commercial, and school uses within the Specific Plan Area. The traffic analysis determined that these additional trips would significantly impact 8 of the 33 intersections studied. Roadway improvements were identified to mitigate all these impacts to a less than significant level.

Traffic conditions on the Ventura Freeway were also forecast for future year 2020. All freeway segments analyzed were projected to operate at level of service (LOS) D and better with the exception of the Ventura Freeway south of Central Avenue, where traffic conditions were projected at LOS F in the northbound direction during the morning peak hour and in the southbound direction during the evening peak hour with all projected cumulative growth. Traffic from the RiverPark would contribute to this cumulative impact. As this level of service exceeds the minimum acceptable Level of Service C standard set by the Ventura County CMP, this cumulative impact was identified as significant. Improvements necessary to achieve an acceptable level of service on the Ventura Freeway will be identified and addressed through the Ventura County CMP program. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to transportation and circulation to a less than significant level and no unavoidable significant impacts to transportation and circulation were identified in the Final EIR.

Addendum 4 evaluated the potential effects associated with importing additional soil during the original mass grading of the site. This Addendum identified an additional measure to mitigate the potential for traffic impacts from truck trips hauling soil to the site. This measure restricted hauling between the hours of 9 AM and 4 PM to avoid the morning and evening peak hour travel periods.

Addendum 12 updated the traffic analysis to evaluate a proposed specific plan amendment to increase the number of residential units allowed to 3,145 units and decrease the amount of commercial development allowed to 2.078 million square feet. This analysis, which used the City's updated 2030 traffic model, determined the proposed amendment would reduce traffic impacts when compared to the Original Specific Plan. The certified Final EIR identified significant impacts at 7 intersections and the updated analysis identified significant impacts at only 4 of these 7 intersections. The City Council considered the results of this analysis and approved an amendment to the specific plan increasing the number of residential units allowed from 2,805 to 3,043 residential units and a decrease in the amount of commercial development from 2.485 to 2.098 million square feet. This is the amount of residential and commercial development allowed by the current Adopted Specific Plan. As impacts were reduced in comparison to the Original Specific Plan as evaluated in the certified Final EIR, no additional mitigation measures were identified.

### **Analysis of Proposed Specific Plan Amendment**

In order to determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the certified Final EIR (Final EIR) for the RiverPark Specific Plan as originally adopted (Original Specific Plan) a comparative analysis of the number of trips that would be generated by the uses as evaluated in the Final EIR and the RiverPark Specific Plan with the proposed amendment was completed. The proposed Specific Plan Amendment incorporates all previously approved amendments to the Specific Plan.

The land uses permitted by the Original Specific Plan would generate 82,366 daily trips, 4,710 AM peak hour trips and 7,749 PM peak hour trips.

With the proposed Specific Plan Amendment, if the proposed residential option is implemented in Districts B, C and D, the land uses permitted by the Specific Plan would generate 73,057 daily trips, 4,932 AM peak hour trips and 6,987 PM peak hour trips.

Based on the trip generation estimates detailed in **Table 6** below, when compared to the Adopted Specific Plan land use program, the proposed Specific Plan Amendment land use program would result in a significant reduction in both the number of daily trip and PM peak hour trips, if the residential option is implemented in Districts B, C, and D. Under this scenario the amendment would result in a reduction of 9,309 daily trips (approximately 11.3 percent) and 762 PM peak hour trips (approximately 9.8 percent). Under the same scenario there would be an incremental increase of 222 AM peak hour trips (approximately 4.7 percent), which is effectively negligible from an analysis standpoint when considering the size of the study area and the resulting distribution of those trips across the 30 study intersections evaluated in the Final EIR.

**Table 6**  
**Trip Generation Comparison for Adopted Specific Plan and Proposed Specific Plan Amendment**

Adopted Specific Plan							
Planning District	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
A, B, C	22,055	1,010	448	1,458	856	1,313	2,169
D	35,894	527	439	966	1,531	1,601	3,132
E	1,252	23	12	35	52	59	111
F	3,888	74	224	298	217	153	370
G	4,920	208	318	526	263	221	484
H	4,410	87	258	345	294	170	464
I	4,697	93	254	347	270	192	462
J	3,568	302	311	613	201	176	377
K, L, M	1,682	66	56	122	87	93	180
<b>Total</b>	<b>82,366</b>	<b>2,390</b>	<b>2,320</b>	<b>4,710</b>	<b>3,771</b>	<b>3,978</b>	<b>7,749</b>
Proposed Specific Plan Amendment							
Planning District	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
A, B, C	17,632	949	617	1,566	749	1,056	1,805
D	30,579	451	605	1,056	1,389	1,303	2,692
E	1,432	25	14	39	60	67	127
F	3,888	73	225	298	217	153	370
G	4,920	207	318	525	264	220	484
H	4,659	92	273	365	309	181	490
I	4,697	93	254	347	270	192	462
J	3,568	304	309	613	201	176	377
K, L, M	1,682	66	57	123	87	93	180
<b>Total</b>	<b>73,057</b>	<b>2,260</b>	<b>2,672</b>	<b>4,932</b>	<b>3,546</b>	<b>3,441</b>	<b>6,987</b>

Source: Gibson Transportation Consulting, Inc., Draft Memorandum: Traffic Impact Assessment for the Proposed Oxnard Riverpark Specific Plan Amendment 2021, Oxnard, California Ref: J1031c, (November 29, 2021). Refer to **Appendix A**.

**Table 7**  
**Intersection Operating Conditions**  
**Comparative Analysis Signalized Intersections**

Intersection	Peak Hour	Year 2019 Conditions [a]		Year 2030 [b]		Year 2030 Existing with Adopted Oxnard Riverpark Specific Plan Project [b]	
		V/C or Delay [c]	LOS	V/C	LOS	V/C	LOS
Ventura Road & Town Center Drive	AM PM	0.51	A	0.104	A	0.439	A
		0.53	A	0.226	A	0.528	A
Oxnard Boulevard & Town Center Drive	AM PM	0.66	B	0.491	A	0.389	A
		0.56	A	0.488	A	0.561	A
Vineyard Avenue & Riverpark Boulevard/Ventura Boulevard	AM PM	26.2	C	0.464	A	0.501	A
		29.0	C	0.541	A	0.604	B
Oxnard Boulevard & US 101 Northbound Ramps	AM PM	23.9	C	0.324	A	0.436	A
		26.0	C	0.471	A	0.635	B
Oxnard Boulevard & US 101 Southbound Ramps	AM PM	21.4	C	0.176	A	0.284	A
		22.4	C	0.206	A	0.368	A
Vineyard Avenue & US 101 Northbound Ramps	AM PM	13.4	B	0.527	A	0.643	B
		14.1	B	0.659	B	0.747	C
Vineyard Avenue & US 101 Southbound Ramps	AM PM	17.2	B	0.516	A	0.537	A
		14.7	B	0.568	A	0.759	C

**Notes**

[a] Based on traffic count data collected in September 2019 and existing 2019 lane configurations.

[b] Source: Traffic Analysis for Oxnard Riverpark Specific Plan Amendment, Crain & Associates, October 2009.

[c] Intersections under Caltrans jurisdiction were evaluated using HCM methodology.

**Table 8**  
**Development Scenario Comparative Summary - Trip Generation**

Development Scenario	Daily Trips <sup>a</sup>	Trip Generation Estimates					
		AM Peak Hour			Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
B, C & D	6,888 -16,867 <b>-9,979</b>	105 -247 <b>-142</b>	418 -157 <b>260</b>	523 -405 <b>118</b>	413 -704 <b>-291</b>	223 -763 <b>-540</b>	636 -1,467 <b>-831</b>
B & C	4,119 -10,091 <b>-5,972</b>	63 -148 <b>-85</b>	250 -94 <b>156</b>	313 -242 <b>71</b>	247 -421 <b>-174</b>	133 -457 <b>-324</b>	380 -878 <b>-498</b>
C & D	4,650 -11,392 <b>-6,742</b>	71 -167 <b>-96</b>	282 -106 <b>176</b>	353 -273 <b>80</b>	278 -475 <b>-197</b>	151 -516 <b>-365</b>	429 -991 <b>-562</b>
B & D	5,006 -12,264 <b>-7,258</b>	76 -179 <b>-103</b>	304 -115 <b>189</b>	380 -294 <b>86</b>	300 -512 <b>-212</b>	162 -555 <b>-393</b>	462 -1,067 <b>-605</b>
B	2,238 -5,482 <b>-3,244</b>	34 -81 <b>-47</b>	136 -51 <b>85</b>	170 -132 <b>38</b>	133 -228 <b>-95</b>	73 -249 <b>-176</b>	206 -477 <b>-271</b>
C	1,882 -4,609 <b>-2,727</b>	29 -68 <b>-39</b>	114 -43 <b>71</b>	143 -111 <b>32</b>	113 -192 <b>-79</b>	61 -209 <b>-148</b>	174 -401 <b>-227</b>
D	2,769 -7,982 <b>-5,213</b>	42 -117 <b>-75</b>	168 -75 <b>93</b>	210 -192 <b>18</b>	165 -333 <b>-168</b>	90 -361 <b>-271</b>	255 -694 <b>-439</b>

Source: Gibson Transportation Consulting, Inc., Draft Development Scenario Comparative Summary for the Proposed Oxnard Riverpark Specific Plan Amendment 2021, Oxnard, California Ref: J1031c, (November 29, 2021). Refer to **Appendix A**.

<sup>a</sup> Residential – Commercial trips = Net Change

Because the proposed Specific Plan Amendment with the residential development option chosen would result in fewer daily and PM peak hour trips than the Specific Plan as evaluated in the Final EIR and that no significant changes to the regional trip distribution patterns or future traffic conditions will result from the changes proposed, no new significant traffic impacts or substantial increase in the significance of impacts identified in the Final EIR or subsequent addendums would result from the proposed Specific Plan Amendment and no revised mitigation measures are required.

A comparative analysis of the projected future operating conditions of the adjacent intersections based on the intersection LOS results in the Final EIR and those published in traffic studies recently completed for related projects located in the vicinity of Planning Districts B, C, D and E. To provide further comparative analysis, an intersection LOS analysis was also conducted for existing Year 2019 conditions based on current traffic volumes and intersection lane configurations.

As shown in **Table 7: Intersection Operating Conditions Comparative Analysis Signalized Intersections**, the LOS results for all seven intersections are within the acceptable range based on City criteria and are consistent with the intersection LOS conditions forecasted in previous traffic studies for other projects in the area.

As shown in **Table 8: Development Scenario Comparative Summary - Trip Generation**, the proposed development of residential uses in Districts B, C and D would generate the most trips as compared to the possible combinations of commercial and residential uses for the other potential development scenarios. Scenario 1, the Residential Option in Districts B, C & D results in a reduction of daily trips of 9,979 trips, a small increase in AM Peak Hour Trips of 118 and a reduction of 831 AM Peak hour trips. None of the other potential development scenarios would result in a greater increase in AM Peak Hour trips than this and, for this reason, impacts would not be significant with any of the potential development scenarios.

### ***Parking***

Parking in the commercial and mixed use areas would be provided by dedicated parking lots for commercial uses, dedicated residential parking in District D, and shared parking for commercial and residential uses where appropriate. The change in parking demand over time would be reviewed as development proceeds in District D.

### ***Vehicle Miles Traveled***

In 2002, the City certified the RiverPark Specific Plan Final EIR. At that time, analysis of Vehicle Miles Traveled (VMT) to evaluate the transportation impacts of proposed projects was not recommended in EIRs. In January 2016, the Governor's Office of Planning & Research (OPR) issued proposed changes to the CEQA Guidelines.<sup>2</sup> These changes state that projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor generally may be considered to have a less than significant transportation impact. In addition, the proposed guidelines advise that Transit Oriented Development (TOD) projects; development projects that result in net decreases in VMT, compared to existing conditions; and land use plans consistent with SCAG Sustainable Communities

---

2 California Office of Planning and Research (OPR), Revised Proposal on Updates to CEQA Guidelines on Evaluating Transportation Impacts in CEQA (January 20, 2016), [http://www.opr.ca.gov/docs/Revised\\_VMT\\_CEQA\\_Guidelines\\_Proposal\\_January\\_20\\_2016.pdf](http://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf). Accessed December 2021.



Strategies (SCS) or that achieve similar reductions in VMT as projected to result from the SCS generally may be considered to have a less than significant impact.<sup>3</sup> In December 2018, the California Natural Resources Agency certified and adopted the CEQA Guidelines update package, including the Guidelines section implementing Senate Bill 743. Specifically, Section 15064.3 Determining the Significance of Transportation Impacts was added which identifies VMT as the most appropriate measure of the transportation impacts of a project. The provisions of this section apply Statewide on July 1, 2020.

As discussed previously, the RiverPark Specific Plan Area is located with the NOTED Urban Village as defined in the 2030 General Plan. The NOTED area includes the area north of the Oxnard Blvd./Vineyard Avenue intersection generally between Ventura Road and Vineyard Avenue including the Esplanade shopping center, The Village Specific Plan, and the Riverpark Specific Plan. The NOTED area is designated as a “Catalyst” project by the California Department of Housing and Community Development as an example of desirable mixing of land uses and activities combined with transit that will total reduce the volume of local vehicle uses.

Per Senate Bill (SB) 743, the State CEQA Guidelines have been updated to incorporate VMT as the primary metric for analyzing transportation impacts under CEQA. This update occurred subsequent to preparation of the 2012 Specific Plan Amendment so VMT is not specifically addressed in the prior analysis. The City has not adopted any specific significance thresholds related to VMT. The OPR’s Technical Advisory on Evaluating Transportation Impacts in CEQA, dated 2018, provides guidance on analyzing VMT impacts in light of SB 743.

The change in land uses that would result from the Specific Plan Amendment with any of the development options in **Table 5** would reduce the amount of commercial development and increase the amount of residential development in RiverPark. The proposed Specific Plan Amendment would improve the balance of commercial and residential uses in RiverPark and would result in reduction of 6.8 million VMT annually for the Specific Plan Area when compared to the uses currently permitted by the Specific Plan. The uses currently allowed by the adopted Specific Plan would generate 164.1 million VMT annually while the uses that would be permitted by the proposed Specific Plan Amendment would generate 157.3 million VMT annually.<sup>4</sup> The RiverPark Specific Plan with the proposed Specific Plan Amendment would, therefore, not result in any significant VMT impacts and no revised mitigation measures are required.

---

3 OPR, “Transportation Impacts (SB 743),” <http://www.opr.ca.gov/ceqa/updates/sb-743/>. Accessed December 2021.

4 Source: Refer to **Appendix B** for CalEEMod output files.

### 3.7 AGRICULTURAL RESOURCES

#### Summary of Analysis in the Final EIR and Subsequent Addendums

Approximately 155 acres of the southern portion of the Specific Plan Area was in active agricultural use and a small portion of land along Vineyard Avenue in the northern portion of the Specific Plan Area was also in agricultural use at the time the RiverPark Project was proposed. In total, 209 acres of the 702-acre Specific Plan Area was in agricultural use. The 155 acres of agricultural land in the southern portion of the Specific Plan Area was identified as Prime Farmland on the Important Farmlands Map for Ventura County prepared by the State Department of Conservation. This portion of the Specific Plan Area had been designated for urban uses since 1986 in the City's General Plan and the RiverPark Project was determined to be consistent with the policies of the 2020 General Plan addressing preservation of agricultural land. Since approval and implementation of the RiverPark Project would result in the conversion of this agricultural land to urban use, this loss of agricultural land within the RiverPark Specific Plan Area was identified as an unavoidable significant impact of the Project. No mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

#### Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan Amendment would not introduce new types of land uses, nor would it locate development in areas not analyzed in the Final EIR. The proposed change in uses in the central portion of RiverPark would also not result in any indirect impacts to existing agricultural uses located northeast of the Specific Plan Area. No new significant impacts to agricultural resources would result from the proposed Specific Plan Amendment and there would be no increase in the severity of the significant impacts identified in the Final EIR and no mitigation measures are required.

The scenarios presented in **Table 5** include residential and commercial uses, both of which are included in the existing land uses for the Specific Plan Area. As such, development of any scenario presented in **Table 5** would not result in conversion of agricultural lands nor would any agricultural land outside of the Specific Plan Area be identified for development. Mitigation measures are not required and no further analysis is needed.

### 3.8 AIR QUALITY

#### Summary of Analysis in the Final EIR and Subsequent Addendums

The analysis for potential air quality impacts resulting from the RiverPark Project was completed in accordance with the Ventura County Air Pollution Control District (APCD) Air Quality Assessment

Guidelines (APCD Guidelines).<sup>5</sup> The APCD has established criteria for determining significant air quality impacts from a project. The APCD does not consider normal construction-related impacts to be significant. Standard mitigation measures will be applied to the Project to minimize any adverse effect from construction to the maximum extent possible.

Emissions would be generated by both stationary and mobile sources on a regular, day-to-day basis from the proposed residential and commercial uses. Based on the threshold of significance recommended by the APCD, a project is considered to have a significant impact on air quality if it would generate more than 25 pounds per day of either reactive organic compounds (ROCs) or oxides of nitrogen (NOx). Emission modeling completed for the RiverPark Project in the Final EIR, showed emissions of NOx and ROCs would exceed the thresholds for both pollutants. Accordingly, these impacts were identified as significant in the Final EIR. Certain design features, consistent with the APCD Guidelines, were incorporated into the RiverPark Specific Plan, including:

- Encourage the development of higher density housing and employment centers near public transit corridors;
- Encourage compact development featuring a mix of uses that locates residences near jobs and services;
- Provide services, such as food services, banks, and other personal services, within office parks and other large developments;
- Encourage infill development;
- Ensure that the design of streets, sidewalks, and bike paths within a development encourage walking and biking; and
- Provide landscaping to reduce energy demand for cooling.

The incorporation of other standard mitigation measures recommended by the APCD were identified in the Final EIR as reducing daily emissions of pollutants to the maximum extent feasible. However, even with the incorporation of all feasible mitigation measures into the Project, daily emissions generated would still exceed the 25 pounds per day significance threshold. In accordance with the APCD mitigation guidelines, contribution of funds to an off-site Transportation Demand Management (TDM) fund administered by the City was required to mitigate the remaining impacts. Contribution of funds is required for each individual building project within the Specific Plan Area to fund trip reduction measures to mitigate these impacts to a less than significant level.

---

5 Ventura County Air Pollution Control District (Ventura County APCD), *Air Quality Assessment Guidelines* (2003).

Modeling was also completed to determine if traffic generated by the Project would result in significant increases in carbon monoxide levels, referred to as carbon monoxide hotspots, at any intersections that would be impacted by the Project. No significant carbon monoxide hotspot impacts were identified in the Final EIR. In addition, no significant health impacts or odor impacts were identified for residents of the proposed Project due to air emissions generated by facilities and land uses in the vicinity of the Project site. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to air quality to a less than significant level and no unavoidable significant impacts to air quality were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## **Analysis of Proposed Specific Plan Amendment**

### ***Construction***

The APCD considers construction-related emissions to be temporary and does not recommend quantitative analysis of these impacts for this reason. However, the APCD recommends that construction emissions be mitigated if the construction emissions are likely to exceed the significance thresholds for operational emissions. The Final EIR for the RiverPark Specific Plan includes mitigation measures that would reduce emissions of diesel exhaust and fugitive dust. These measures are implemented as part of all construction projects in RiverPark. The proposed amendment would reduce the amount of commercial development by approximately 100,000 square feet in District A. It would add the option of developing up to 333 multifamily units in District B and 280 multifamily units in District C respectively and remove the option of 104,000 square feet of commercial development in District B and reduce the amount of commercial development by 63,267 square feet in District C. The proposed amendment would increase the maximum number of residential units allowed in District D to 924 residential units, consisting of up to 412 Residential: Very High units in a portion of District D currently developed as a surface parking lot. If this additional residential development occurs, existing surface parking lot would be demolished to accommodate new development. Surface parking located in the portion of District D where additional residential development occurs would be replaced within the new development. Therefore, any change in construction-related emissions associated with the proposed amendment to the Specific Plan would not result in any new significant impacts and would not substantially increase the severity of any previously identified significant impacts.

Development of any of the scenarios in **Table 5** would result in similar impacts as construction activities on each site would be similar. All construction would be required to implement mitigation measures to reduce emissions of diesel exhaust and fugitive dust as included in the Final EIR. Any change in construction-related emissions associated with any of these scenarios would not result in new or substantially more severe significant impacts.

## Operation

Mobile source emissions for the daily vehicle trips to and from the Project site were calculated based on the trip generation information in the Traffic Impact Assessment. The CalEEMod air emissions model was used to calculate area source emissions from within the proposed land uses. Area source emissions would be generated primarily by natural gas consumption by the various land uses of the proposed Specific Plan Amendment. The primary use of natural gas by the proposed land uses would be to produce space heating, water heating, and other miscellaneous heating, or air conditioning. The area source emissions also account for the use of gasoline-powered gardening and landscaping equipment for the Project and the use of consumer products by Project residents.

The estimated operational emissions, with implementation of the residential development option in Districts B, C and D, are presented in **Table 9: Maximum Daily Unmitigated Operational Emissions**.

As shown in **Table 9**, the estimated maximum daily unmitigated operational emissions for ROC, NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> from the proposed Specific Plan Amendment would be reduced by approximately 8, 10, 31, 25, and 6 pounds per day (lbs./day), respectively, when compared to emissions that would be generated by the land uses as originally proposed and evaluated in the Final EIR. The decrease in emissions results from the reduction in the amount of daily vehicle trips that would result from the Specific Plan Amendment.

**Table 9**  
**Maximum Daily Unmitigated Operational Emissions**

Source	Pollutant (lbs./day)					
	ROC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Adopted Specific Plan	337	208	1,923	3	419	115
Maximum Proposed Specific Plan Amendment	329	198	1,892	3	394	109
<i>Difference</i>	-8	-10	-31	0	-25	-6
VCAPCD Threshold	25	25				
<b>Threshold Exceeded?</b>	<b>Yes</b>	<b>Yes</b>				

Source: Refer to **Appendix B** for CalEEMod output files.

The Final EIR identified a program of measures to reduce operational emissions to the fullest extent feasible and payment of TDM fees is required to mitigate the remaining impacts. These TDM mitigation measures to reduce emissions from Project operation include strategies to reduce vehicle trips or VMT, the use of low-emission vehicles, and measures that improve traffic flow or reduce congestion. No change

to the mitigation program is required as these measures apply to the additional uses that would be permitted by the proposed amendment to the Specific Plan. In addition, the Ventura County APCD Guidelines provides area source and operational mitigation measures that can be used for projects that exceed ROC and NOx significance thresholds. These mitigation measures include an off-site TDM fund, with the amount of funding proportionate with the number of emissions that need to be mitigated. The proposed Specific Plan Amendment will not result in new significant impacts and any substantial increase in the significance of the air quality impacts associated with the RiverPark Project.

In Section 3.6: Transportation and Circulation, each of the development scenarios identified in **Table 5** were shown to result in a net decrease in daily trips in comparison to the commercial uses allowed by the Approved Specific Plan. Implementing the proposed residential development in all three districts would result in the greatest decrease in daily trips and a small increase in AM Peak Hour Trips of 118 trips. All of the other potential development scenarios would result in reductions in Daily and PM Peak hour trips and a smaller increase in AM Peak Hour Trips and would not result in greater changes than would occur with implementation of residential option in all three districts. Additionally, TDM mitigation measures would be required for all development to reduce emissions from Project operation including strategies to reduce vehicle trips or VMT, the use of low-emission vehicles, and measures that improve traffic flow or reduce congestion.

### ***Global Climate Change***

In 2002, the City certified the RiverPark Specific Plan Final EIR. At that time, analysis of emissions of GHG and associated global climate change impacts was not recommended in EIRs. In addition, GHGs were not identified as air pollutants under the federal Clean Air Act and the California Clean Air Act. On June 19, 2008, the Governor's Office of Planning and Research issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents.<sup>6</sup> The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a less than significant level. The advisory did not recommend a specific threshold of significance. Instead, OPR requested that the California Air Resources Control Board (CARB) recommend a method for setting thresholds that lead agencies may adopt.<sup>7</sup> CARB has not yet adopted significance thresholds for GHG emissions.

---

6 Governor's Office of Planning and Research, Technical Advisory – *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review (2008)*.

7 Governor's Office of Planning and Research, *Technical Advisory – "CEQA and Climate Change (2008)."*

Development of the RiverPark Specific Plan as originally adopted and with the proposed Specific Plan Amendment would result in similar levels of direct and indirect construction and operational emissions of GHGs. These emissions, primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O), are the result of fuel consumption from building heating systems and motor vehicles and are quantified below. Building and motor vehicle air conditioning systems may use hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), and chlorofluorocarbons (CFCs) to the extent that they have not been completely phased out of use; however, they are not quantified as emissions because these GHGs and would only occur through accidental leaks. Water vapor and O<sub>3</sub> are also not quantified because water vapor concentrations in the upper atmosphere are primarily due to climate feedbacks<sup>8</sup> rather than emissions from Project-related activities. Furthermore, O<sub>3</sub> in the troposphere is relatively short lived, and Project emissions of ozone precursors would not significantly contribute to climate change.

The proposed Specific Plan Amendment would also result in indirect GHG emissions from electricity generation; water conveyance and delivery; wastewater collection and treatment; and solid waste decomposition. Electricity would be used not only in the Specific Plan Area, but also in the water and wastewater treatment process, as well as in the conveyance process where in-line pumps would be required. GHG emission factors from electrical demand were obtained from the California Climate Action Registry's General Reporting Protocol<sup>9</sup> and the California Air Pollution Control Officers Association's CEQA & Climate Change Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.<sup>10</sup> The annual electrical consumption factor for water treatment and distribution was obtained from the California Energy Commission (CEC). GHG emission factors for wastewater treatment and solid waste disposal were obtained from the CEC and the United States Environment Protection Agency (USEPA).

Construction and operational GHG emissions comparisons for the proposed Specific Plan Amendment and the applicable Districts analyzed in the Final EIR (District A through E) are presented in **Table 10: GHG Emission Comparisons**. The emissions associated with the proposed Specific Plan Amendment represent a conservative assessment of the GHG emissions that would result from development of the Project. As shown in **Table 10**, GHG emissions would be reduced by 1,259 MTCO<sub>2</sub>e per year when compared to the

---

8 A climate feedback is an indirect, or secondary, climatic change that occurs in response to a forcing mechanism. For example, a disturbance that causes global temperatures to increase could cause more water to evaporate from the oceans, leading to larger amounts of water vapor in the atmosphere absorbing more radiation from the earth's surface and emitting more radiation back, thereby enhancing the greenhouse effect and further increasing the air temperature.

9 California Climate Action Registry, *General Reporting Protocol: Reporting Entity-Wide Greenhouse Gas Emissions*, Version 3.1 (2009).

10 California Air Pollution Control Officers Association, *CEQA & Climate Change Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act* (2008), 61.

Final EIR. This is mainly due to the reduction of emitting sources from mobile emissions due to the reduced amount of retail proposed.

**Table 10**  
**GHG Emission Comparisons**

Emissions (MTCO <sub>2</sub> e per year)			
GHG Emissions Sources	Adopted Specific Plan	Proposed Specific Plan Amendment	Change
Construction (Amortized)	432	454	2
Area	35	50	15
Energy	11,737	12,723	986
Mobile	47,655	45,551	-2,104
Waste	2,264	2,252	-12
Water	2,034	1,868	-166
<b>Annual Total Emissions</b>	<b>64,157</b>	<b>62,898</b>	<b>-1,259</b>

*Note: Emission calculations are provided in **Appendix B**. Totals in tables may not appear to add exactly due to rounding in the computer model calculations.*

In addition, several regulatory actions have taken place at the federal and State level that would reduce GHG emissions from motor vehicles, and these reductions were not accounted for in the adopted Specific Plan. In 2007, the President signed the Energy Independence and Security Act, which set a goal of achieving a Corporate Average Fuel Economy (CAFE) standard of 35 miles per gallon by 2020 for new cars, light trucks, and sport utility vehicles. Most recently, the Obama Administration has issued an executive order requiring the USEPA to reconsider granting California a waiver to implement the so-called Pavley standards, which was adopted by the State in 2004 and requires substantial reductions in tailpipe GHG emissions. On May 19, 2009, Obama Administration proposed a CAFE standard of 35.5 mpg by 2016. In response to this announcement, California—and states adopting California emissions standards—have agreed to defer to the proposed national standard through model year 2016 if granted a waiver by the USEPA to implement the Pavley standards. The 2016 endpoint of the two standards is similar, although the national standard ramps up slightly more slowly than required under the California standard. The Pavley standards require additional reductions in CO<sub>2</sub> emissions beyond 2016.

California will implement new regulations that will reduce GHG emissions as part of the State's overall strategy to achieve the goals of The Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). In late 2008, CARB adopted the Climate Change Scoping Plan, which outlines the strategies that would reduce California's GHG emissions to 1990 levels by 2020. The strategies target all major sectors including transportation, energy, industry, and residential and commercial development. Under CARB's Climate Change Scoping Plan, the Low Carbon Fuel Standard was adopted on April 23, 2009, and would reduce



the carbon intensity of California passenger vehicle fuels by at least 10 percent (Scoping Plan Measure 5). Also, under CARB's Climate Change Scoping Plan, fuel-efficient tire standards are being pursued (Scoping Plan Measure 7). Additional strategies include increasing renewable energy, improving building energy efficiency standards, reducing the use and production of high global warming potential gases, improving water efficiency, and implementing a cap and trade program. For these reasons, the GHG emissions presented above likely overestimate the actual emissions that would result from Project construction and operation.

In addition, CARB approved and released an update to the Scoping Plan in May 2014. As noted in the 2014 Scoping Plan Update, the projected total business-as-usual emissions for year 2020 (estimated as 509 MMTCO<sub>2</sub>e) must be reduced by approximately 15 percent to achieve the CARB's approved 2020 emission target of 431 MTCO<sub>2</sub>e. The Scoping Plan identified recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors.

As previously discussed, the Specific Plan Amendment would result in a reduction of emissions, primarily from mobile sources, when compared to the RiverPark Specific Plan as originally approved. Therefore, the proposed Specific Plan Amendment would also result in reduced GHG emissions due to a proportionate reduction from mobile sources. While the provisions of CEQA in place at the time that the Final EIR for the RiverPark Specific Plan was certified did not require the significance of GHG emissions on global climate change to be evaluated, the GHG emissions now recognized as air pollutants would still be emitted as a result of construction and operation of the Specific Plan Amendment. Therefore, the GHG emissions presented in this assessment are not considered to be new emissions or undisclosed impacts. These emissions would have occurred regardless of the proposed Specific Plan Amendment. Furthermore, as noted above, the GHG emissions for the Specific Plan Amendment are incrementally reduced when compared to the RiverPark Specific Plan. Therefore, the GHG emissions associated with the Specific Plan Amendment would not result in any new or substantially more severe impacts than the original RiverPark Specific Plan Project.

Although the Final EIR did not specifically address GHG emissions and the potential for global climate change impacts, the Project includes features and mitigation measures that would reduce GHG emissions. The proposed Specific Plan Amendment would not substantially change these characteristics of the RiverPark Community:

- **Balanced Community:** RiverPark provide for development of a balanced community with a diverse mix of land uses within the Oxnard CURB. Mixed land use developments result in an overall reduction in VMT as residents would need to travel shorter distances to obtain daily necessities and for entertainment. Residents could also easily combine multiple destinations into a single trip.

- *Reclaim Land within the City:* RiverPark reclaimed the existing sand and gravel mine site in the northern portion of the Specific Plan Area to provide additional housing opportunities in the City. Housing opportunities closer to a city's urban core and employment center result in an overall reduction in VMT as residents would travel shorter distances to places of employment.
- *Compact and Cohesive Community:* RiverPark is a compact, cohesive community consisting of residential, commercial, open space, and public facilities connected by a coherent network of interconnected streets. The Project includes medium- and high-density housing, which results in an overall reduction in VMT as urban sprawl would be reduced and a greater number of people would live in closer proximity to City services.
- *Compatible with Natural Habitat:* RiverPark creates a community that is compatible with the Santa Clara River by providing additional native vegetation within the Specific Plan Area to complement the natural habitat in the river and providing for connections to the regional trail planned along the river. Compatibility with the natural habitat and use of native vegetation reduces the need for additional irrigation while providing sources of natural carbon sequestration.
- *Public Transportation:* RiverPark integrates public transit into neighborhoods and the surrounding community. This reduces the need for residents and employees to utilize privately owned motor vehicles and reduces the overall VMT associated with the Project.
- *Pedestrian Connections:* RiverPark provides strong pedestrian connections between land uses and a variety of housing choices and institutional activities. This reduces the need for residents and employees to utilize privately owned motor vehicles and would reduce the overall VMT associated with the Project.

The SCS goals and policies to reduce VMT focus on transportation and land use planning that include building mixed use projects, locating residents closer to where they work and play, and designing communities so there is access to high quality transit service. The SCS identifies transportation network actions and strategies that are outside the City's jurisdiction and control, such as expanding the use of transit modes in sub regions (e.g., bus rapid transit (BRT), rail, limited-stop service, and point-to-point express service utilizing the high-occupancy vehicle (HOV) and high-occupancy toll (HOT) lane networks. In areas without quality transit, the SCS identifies land use strategies to promote development patterns that result in fewer vehicles miles travelled and thus lower GHG emissions. Such land use strategies including local government adoption of updated zoning codes, General Plans, and other regulatory policies that promote neighborhood-oriented development, suburban villages, and revitalized main streets consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2016–2040. Vehicle trips generated by growth within the Specific Plan Area would result in operational emissions through the consumption of fossil fuels.

The proposed Specific Plan Amendment would reduce commercial uses and increase the number of residential units in RiverPark which would result in reduction of 6.8 million vehicle miles travelled (VMT)

annually for Specific Plan Area when compared to the uses currently permitted by the Specific Plan. The uses currently allowed by the Specific Plan would generate 164.1 million VMT annually while the uses that would be permitted by the proposed Specific Plan Amendment would generate 157.3 million VMT annually.<sup>11</sup> This would be consistent with the features and measures identified in the Final EIR that would reduce GHG emissions.

In addition, because the Specific Plan Amendment is required to provide TDM fees paid to the City as a compensation for exceeding the air quality emissions thresholds of significance, the City would invest in emission-reducing technologies and programs that would reduce air quality emissions in the region. Generally, a reduction in air quality emissions would have the co-benefit of also reducing GHG emissions. The City would implement additional trip reduction measures to help further reduce vehicle-related emissions, as well as implement energy-consumption reduction programs to reduce GHG emissions.<sup>12,13</sup> Therefore, as the proposed Specific Plan Amendment would not result in an increase in GHG emissions when compared to the adopted Specific Plan and incorporates Project design features and mitigation measures that would result in the reduction of GHG emissions, no new significant impacts related to GHG emissions will result and no revised mitigation measures are required.

### 3.9 NOISE

#### Summary of Analysis in the Final EIR and Subsequent Addendums

Analysis of potential noise impacts resulting from construction activities, roadway noise, and stationary sources to both on- and off-site land uses was presented in the EIR. Temporary noise increases from equipment used during site development and individual building projects would result in significant impacts to both on- and off-site residential uses. However, with the inclusion of the recommended mitigation measures, these potential impacts would be reduced to less than significant. Future roadway noise levels were modeled based on the projected traffic volumes in the Project traffic study. The increase in roadway noise along roadways, both on and off site, generated by Project traffic was determined not to be significant. Mitigation measures were identified in the Final EIR to mitigate all potentially significant noise impacts to a less than significant level and no unavoidable significant noise impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

#### Analysis of Proposed Specific Plan Amendment

No change in construction activities or the noise associated with construction would result from the proposed changes in uses permitted in Planning Districts B, C and D with the residential development

---

11 Source: Refer to **Appendix B** for CalEEMod output files.

12 City of Oxnard, *2030 General Plan Goals & Policies, Chapter 2: Sustainable Community (Adopted October 2011)*, pp. 2–11.

13 City of Oxnard, *Energy Action Plan: A Component of the Oxnard Climate Action and Adaptation Plan* (April 2013).

option chosen. Noise from the construction of the proposed uses was addressed in the RiverPark Final EIR. In addition, construction would occur in locations already analyzed in the Final EIR. The Final EIR determined that temporary construction impacts would be significant prior to mitigation. Mitigation measures identified in the Final EIR would reduce construction noise impacts to less than significant levels.

The analysis contained in the Final EIR predicted that increases in off-site ambient noise levels on existing and planned streets in the vicinity of the Specific Plan Area. Traffic volumes calculated for the proposed Specific Plan Amendment indicate that Districts B through E would generate approximately 32,011 daily trips. The analysis in the Final EIR estimated that Planning District B through E would have generated 56,244 daily trips. This results in a reduction of 24,233 daily trips in these Districts. Therefore, the Specific Plan Amendment would result in reduced traffic volumes, which would in turn result in a small decrease in roadway noise levels. The proposed Specific Plan Amendment would not result in any new significant impacts to off-site sensitive receptors and no additional or revised mitigation measures are required.

The proposed Specific Plan Amendment would allow the option for development of residential uses in District B which would be exposed to noise from traffic on the Ventura (US 101) Freeway. Other residential uses are located along the southern edge of RiverPark along the freeway. Due to the variations in the elevation of the freeway in relation to RiverPark, site specific noise studies are required by the City to determine the height and location of noise walls needed to attenuate freeway noise and ensure the City's noise standards for residential uses are met. The City Sound Regulation Ordinance prohibits excessive sound due to its detrimental nature to public health.<sup>14</sup> The Ordinance does not control traffic noise along public streets but applies to all noise sources located on private property including on-site traffic. Properties within the City are assigned a sound zone based on their corresponding land use. Residential districts, such as those within RiverPark, are designated as Sound Zone I. Sound Zone IV includes all property within the noise contours around a roadway, railroad track, or the Oxnard Airport as identified in the Noise Element of the 2030 General Plan, such as the proposed residential uses in District B located along the freeway. In accordance with this existing review process, a site specific noise study will be required for any residential project proposed in District B. Therefore, no new significant noise impacts will result from permitting additional multifamily residential development in Districts B, C, and D and no revised mitigation measures are required. Therefore, no new significant noise impacts will result from permitting additional multifamily residential development in Districts B, C, and D and no revised mitigation measures are required.

Development of any of the scenarios presented in **Table 5** would allow additional commercial and residential development within Districts B, C and D. Noise from construction within the Specific Plan Area

---

<sup>14</sup> City of Oxnard Municipal Code Article XI Section 7-180

was previously analyzed in the Final EIR and included mitigation measures to reduce construction noise impacts to less than significant levels. These mitigation measures would be applied to any scenario for development including commercial and residential uses. As stated in Section 3.6: Transportation and Circulation, implementation of the residential development option in all three districts would have the most change in number of vehicle trips and all other scenarios presented would result in reductions in Daily and AM Peak hour trips. Therefore, any of the other scenarios result in a small decrease in roadway noise levels. Furthermore, as stated above, development of residential uses within District B would be required to complete a site specific noise study, pursuant to City regulations. With the mitigation measures already required by the Final EIR, any development including the scenarios presented in **Table 5** would not result in any new significant noise impacts.

### **3.10 PUBLIC SCHOOLS**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

The RiverPark Specific Plan Area is located within the Rio School District (RSD) and the Oxnard Union High School District (OUHSD). The RiverPark Specific Plan included two sites designated for three new RSD schools. Planning Districts J and K include a 27-acre site for a new K-5 elementary school and a new K-8 middle school. Planning District G includes a 9-acre site for a second new elementary school with 9 net acres. These 36.0 net acres was determined to be sufficient in size to accommodate schools with a capacity of 1,660 students, plus space for full track and field facilities at the middle school. Approximately 2,110 students can be accommodated on these sites if 2-story buildings are built.

RSD and OUHSD provided student generation rates, which vary according to grade level and dwelling unit type, and which represent an estimate of the average number of students generated per residential dwelling unit. Based on these student generation rates, it was estimated that approximately 1,990 K–12 students would be generated by the development of all the residential uses that would be allowed by the Specific Plan, including 1,654 K–8 students and 337 high school students. The addition of these students generated by the permitted residential uses would significantly impact both school districts. However, with construction of the planned school facilities and payment of developer impact fees to the school districts, adequate school capacity would be created to accommodate these students and impacts would be mitigated to a less than significant level.

Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to schools to a less than significant level and no unavoidable significant impacts to schools were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## Analysis of Proposed Specific Plan Amendment

Three K-8 schools have been built in the RiverPark Specific Plan Area as included in the RiverPark Specific Plan. As described above, the sites were provided in the Specific Plan for two K-5 elementary schools for grades K-5 and one Middle School for grades 7-8. The Rio del Mar Elementary school (Grades K-5) and Rio Vista Middle School (Grades 6-8) were developed for the Rio School District in Planning District J. The site identified for a second elementary school serving grades K-5 in Planning District G was developed the Rio Del Sol STEAM Academy which serves grades K-8. This K-8 school has a greater capacity than the K-5 school originally planned for this site. The combined capacity of these three schools is approximately 2,247 K-8 students. Based on 2018-2019 enrollment levels, the combined enrollment at these three schools was 1,655 students, leaving a remaining capacity of 592 students.

The RiverPark Specific Plan currently allows development of 3,043 residential units. The proposed Specific Plan amendment would allow the option to develop up to 4,068 residential units. Student generation rates are derived from the average number of students generated by each new residential unit. Student generation rates determined for the 2020-2021 year are based on a generation rate analysis of the historical residential development data overlayed with year 2020-2021 students living in new residential development. Based on the Rio School District's current student generation factors, the 1,025 additional residential units that would be permitted would generate 154 additional K-5 students and 52 students in students in grades 6-8; a total of 205 additional K-8 students as shown in **Table 11: Rio School District Student Generation** below. The additional scenarios including combinations of commercial and residential uses would generate fewer students than would be generated by implementing the residential option in Districts B, C and D.

As discussed above, the development of the K-8 Rio Del Sol STEAM Academy created additional school capacity above the amount originally planned that could accommodate additional students from residential development in RiverPark. On a district wide basis, the Rio Elementary School District determined enrollment in grades K-5 was 57 students over capacity while enrollment in grades 6-8 was 266 students over capacity.<sup>15</sup> **Table 12: Rio School District Classroom Capacities**, shows the current capacities for schools within RSD as of the year 2021.

As shown, the Rio School District RSD has a total capacity of 4,885. As RSD enrollment as of 2020-2021 was 5,208 students, the district was over capacity by 323 students. Any need for additional school facilities in the Rio School District will be mitigated by the payment of school fees or through an amendment to the existing RiverPark school mitigation agreement.

---

<sup>15</sup> *Developer Fee Justification Study*, Rio School District, April 2021, Table 2.

**Table 11**  
**Rio School District Student Generation**

Scenario	Number of Units	Projected Students		
		K-5	6-8	K-8
District B, C & D	1,025	154	52	205
Districts B & C	613	92	31	123
Districts C & D	692	104	35	139
Districts B & D	745	112	37	149
District B	333	50	17	67
District C	280	42	14	56

Source: Rio School District Developer Fee Justification Study, April 2021, Table 4  
Student Generation Rates: K-5 (0.15), 6-8 (0.05), K-8 (0.20)

**Table 12**  
**Rio School District Classroom Capacities**

Grade Level	2020/21 Enrollments	2020/21 Capacity	Available Capacity
K-5	3,410	3,353	-57
6-8	1,798	1,532	-266
<b>Total K-8</b>	<b>5,208</b>	<b>4,885</b>	<b>-323</b>

Source: Rio School District Developer Fee Justification Study, April 2021, Table 2

Oxnard Union High School District has seven existing high schools, plus an independent study school and a continuation school. The high schools nearest to RiverPark are Oxnard High School, Pacifica High School and Rio Mesa High School. All three of these high schools have student enrollment in excess of their original facility capacity and portable classrooms are in use to accommodate part of their current enrollment. The Oxnard Union High School District has acquired land and is planning a new eighth high school southeast of N. Rose Avenue and Caesar Chavez Drive. Based on the Oxnard Union High School District's current student generation factors, the 1,025 additional residential units that would be permitted would generate 62 additional high school students, as shown in **Table 13: Oxnard Union High**

**School District Student Generation.**<sup>16,17</sup> Development of any of the other scenarios in **Table 5** would generate fewer students.

**Table 13**  
**Oxnard Union High School District Student Generation**

Scenario	Number of Units	Projected Students
		9-12
District B, C & D	1,025	62
Districts B & C	613	37
Districts C & D	692	42
Districts B & D	745	45
District B	333	20
District C	280	17
District D	412	25

Source: Oxnard Union High School District Developer Fee Justification Study, Sage Institute Inc., August 2020  
Student Generation Rate: 0.06

**Table 14: Oxnard Union High School District Classroom Capacities**, shows the current capacities for each school within the OUHSD. Potential available school capacity for students generated by new residential development is determined by overlaying the District 2019/20 California Basic Educational Data (CBED) enrollments of grades 9-12 with the District 2020 capacity. As shown in the **Table 14**, the District 2019-20 enrollments for grades 9-12 exceeds capacity by 1,857 students.

**Table 14**  
**Oxnard Union High School District Classroom Capacities**

Grade Level	2019-20 CBED	2020 Capacity	Available Capacity
9-12	17,901	15,324	-1,857

Source: Oxnard Union High School District Developer Fee Justification Study, Sage Institute Inc., August 2020

To offset the need for additional school facilities generated by residential development, Government Code Section 65995(b) establishes the base amount of allowable developer fees a school district can collect from development projects located within its boundaries. The fees obtained by the local districts are used to maintain the desired school capacity and the maintenance and/or development of new school

<sup>16</sup> Oxnard Union High School District, *Developer Fee Justification Study*, August 2020.

<sup>17</sup> OUHSD generation factor based off of 0.06 students per multifamily residential unit for grades 9 through 12.



facilities. These fees would be paid for the additional residential units to the Oxnard Union High School District. Pursuant to Section 65995(3)(h) of the California Government Code (SB 50, chaptered August 27, 1998), the payment of statutory fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Any need for additional school facilities in the Rio School District will be mitigated by the payment of school fees or through an amendment to the existing RiverPark school mitigation agreement. Therefore, impacts to local public schools as a result of the Project would be less than significant and no revised mitigation measures are required.

Development of any of the other scenarios presented in **Table 5** would generate fewer students than development of the proposed residential units in Districts B, C & D as shown by **Tables 11 and 13**. Any scenario that includes residential development would be required to provide developer fees to the school district in order to maintain the desired school capacity and the maintenance and/or development of new school facilities.

### 3.11 FIRE PROTECTION

#### Summary of Analysis in the Final EIR and Subsequent Addendums

Fire protection and emergency medical services to the Specific Plan Area are provided by the City Fire Department to the Project area. At the time the Final EIR was prepared, the City was operating six fire stations staffed by three fire fighters at all times.

The potential for fire hazards during construction was determined not to be significant. The potential for interference with emergency vehicles traveling through the area was considered minimal given the periodic and short-term nature of any construction-related traffic resulting from the development of individual projects within the Specific Plan Area.

As proposed, the RiverPark Specific Plan included a site for a new joint City/County fire station on Vineyard Avenue. This station, Station No. 7, would replace the existing County fire station located in the County El Rio Maintenance Yard on El Rio Drive in the RiverPark Specific Plan Area and provide an additional City fire station to serve this area. With the addition of this new fire station, no significant impacts were identified. No mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## Analysis of Proposed Specific Plan Amendment

The original RiverPark Specific Plan allowed development of up to 2,761 dwelling units, along with commercial buildings and school facilities. Over time, amendments to the Specific Plan have modified the maximum allowable development to allow for the development of 1,467,342 square feet of commercial uses and 3,043 residential units. To date 1,447,342 square feet of commercial and 3,003 residential units have been built and/or approved. New development proposed by the Specific Plan amendment allows a residential development option of 1,025 additional residential units that would require emergency fire protection and medical services. If chosen, the residential development option under the proposed Specific Plan amendment would decrease the amount of commercial development and increase the number of multifamily units within the Specific Plan Area. An increase in calls for service could result from the additional residential units. It is anticipated that demands for fire protection service would increase above current levels under the proposed Specific Plan amendment, as up to 1,755 additional residents would reside in the Specific Plan Area. Expected calls for service of residential occupancies are ten times greater than commercial occupancies. Adequate service can be provided, however, from the fire station built to serve RiverPark. In addition, the City formed a Community Facilities District RiverPark to provide funding for public safety costs.

Fire protection services in the RiverPark Specific Plan Area is provided from the City Fire Station No. 7, located at 3300 Turnout Circle in RiverPark on the northwest corner of Vineyard Avenue and Thames River Dr. Apparatus at Fire Station No. 7 includes Engine 67 and Hazardous Materials Unit 67. All personnel at this station are trained as Hazardous Materials Technicians and Specialists. The City's fire station is located adjacent to Ventura County Fire Station No. 51, which serves the unincorporated community of El Rio.

The Ventura County Local Agency Formation Commission 2018 Municipal Services Review for the City reported that the City employed 0.67 firefighters per 1,000 residents, an increase from the ratio of 0.48 firefighters per residents in 2000. Oxnard's current ratio is one firefighter per approximately 1,693 residents. The National Fire Protection Association (NFPA) recommends one fire station for every 15,000 residents. The NFPA recommends each fire station service approximately 15,000 residents. Oxnard's eight fire stations served approximately 26,000 residents per station.

The Oxnard Fire Department uses several metrics to determine that the City's emergency units are appropriately placed throughout the City including average first response travel time and average turnout time for medical and nonmedical calls.<sup>18</sup> The average first response travel time is the amount of time it takes for a unit to drive to the call location for a Code 3 response where units have lights and sirens

---

18 Oxnard Fire Department, *Fire Statistics*, <https://www.oxnard.org/fire-department/oxnard-fire-statistics/>. Accessed December 2021.

indicating to the public to pull over to the right. The travel time goal is 4 minutes (240 seconds). This goal was established, as the time goal for travel time plus turnout time should put a fire unit at any location in the City in about 5 minutes. From January through October 2020, Fire Station No. 7 achieved this goal approximately 36 percent of the time for 473 service calls with an average travel response time of approximately 5.3 minutes (319 seconds).<sup>19</sup> All locations in RiverPark are within 1.25 miles of Fire Station No. 7, which results in the response time being well within the 4 minute goal.

For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe significant impacts and no mitigation measures are required.

Fire services provided by Fire Station No. 7 would be adequate for development of any of the scenarios identified in **Table 5**. Residential and commercial development would be adequately served in each district and response time would be well within the City's goal for travel time. As development of the residential development option in all three districts would result in the greatest number of additional residents, any combination of commercial and residential development within the three districts would be within the NFPA recommendation of one fire station per 15,000 residents. For these reasons, any of the potential development scenarios would have less than significant impacts to fire services.

### 3.12 POLICE PROTECTION

#### Summary of Analysis in the Final EIR and Subsequent Addendums

Law enforcement and police protection services are provided to the City and the Project area by the City Police Department. The Police Department has one station, located near Oxnard City Hall, and three storefront police substations, which are used for community-based policing. Site development and construction would not normally require services from the Police Department, except in the cases of trespassing, theft, and vandalism. Such activities at a construction site are not unusual but are only occasional and do not typically place undue demands on police protection services. Slow-moving construction-related traffic along local roadways may reduce optimal traffic flows on these roadways and could conceivably delay police and emergency vehicles or contribute to a vehicle accident. This potential is considered minimal given the periodic and short-term nature of any construction related traffic, and no significant impacts are expected with implementation of flagmen and other standard construction practices.

Based on available crime statistics at the time the EIR was prepared, the Police Department based its service planning on a basis of 0.4 calls for service per capita. The projected increase in population for the

---

<sup>19</sup> City of Oxnard, *Average First Response Travel Time*, <https://www.oxnard.org/average-first-response-travel-time/>. Accessed December 2021.

2,805 units allowed by the Specific Plan was approximately 7,220. This population would generate approximately 2,900 calls for service annually. Based on the number of calls for service estimated to be generated by the RiverPark Project, the Oxnard Police Department determined additional police personnel would be required to provide police services to the Project. Based on the fiscal impact study prepared for the Specific Plan, revenues accrued to the City's General Fund from sales taxes, property taxes, etc., would provide the funds needed for police service.

District D of the Specific Plan permits the development of a storefront police station of approximately 1,000 square feet within the commercial portion of the RiverPark Community when warranted by the increase in the number of calls for service to mitigate the impact of the addition of service area to the existing response beat serving the Specific Plan Area. No significant impacts to police services were identified in the Final EIR. A mitigation measure was identified in the Final EIR to mitigate all potentially significant impacts to police protection to a less than significant level and no unavoidable significant impacts to police protection were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

The proposed Specific Plan amendment would allow a residential development option. If chosen, a decrease in the amount of commercial development and increase in the amount of multifamily residential development within Districts B, C and D would occur. The 1,025 units the Specific Plan Amendment would result in a projected increase in population of approximately 1,755.<sup>20</sup> At an estimated rate of 0.4 service calls per capita, the total increase in annual service calls from the additional residential units would be 702 calls. This increase would be offset by the reduction in calls for service from the reduction in the amount of commercial development of approximately 562,000 square feet. The potential increase in calls for service is not substantial in relation to the calls for service estimated in the Final EIR for RiverPark.

In addition, an Oxnard Police substation is located at 2751 Park View Court in the Collection retail commercial development in District D. One (1) full-time police officer is dedicated to providing service in RiverPark. The City also formed a Community Facilities District RiverPark to provide funding for public safety costs. For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe significant impacts and no revised mitigation measures are required.

The estimated number of calls for all of the residential development options in **Table 5** would not be substantial in relation to the calls for service estimated in the Final EIR for RiverPark. As stated in the Final EIR for the Specific Plan, a fiscal impact study found that the revenues accrued to the City's General Fund

---

<sup>20</sup> RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

from sales taxes, property taxes, etc., would provide the funds needed for police service. These revenues would be collected from residences as well as commercial uses if any options presented in **Table 5** were to be developed. Therefore, development of any of these scenarios would not require a significant increase in police services and taxes provided from operation of these uses would be sufficient to fund the City's General Fund to create additional police facilities.

### **3.13 PARKS AND RECREATION**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

At the time the EIR was prepared, there were 756 acres of developed parkland in the City, including a 224-acre public golf course. The City park planning standard for total developed acres of parkland is 3.0 acres per thousand population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population.

As originally proposed, the RiverPark Specific Plan would allow development of a maximum of 2,085 dwelling units, with an estimated residential population of approximately 7,220 persons. Based on the City's park planning standards, approximately 11 acres of neighborhood parkland and 11 acres of community parkland are required to serve this estimated population. Since the Specific Plan was originally adopted, an addendum was processed analyzing the development of up to 3,145 residential units. This increase in residential units proposed would increase the residential population within the Specific Plan Area. If all 340 additional dwelling units allowed by the proposed Specific Plan amendment were built, the projected increase in population would be approximately 874 persons. When added to the Adopted population estimate of 7,220 persons for the adopted Specific Plan, the total population in the Specific Plan area would be 8,094 persons. This additional population would increase the demand for parks within the Specific Plan area. Using this standard, the proposed Specific Plan amendment would require approximately 12 acres of Neighborhood Park space and 12 acres of Community Park space.

The Specific Plan included a variety of parks and open space areas. Three neighborhood parks are proposed within the Residential Planning Districts. In total, approximately 13 acres of neighborhood parkland will be provided. This amount exceeds the 12 acres required under the City's planning standards for neighborhood parks. Based on the school facilities requirements of the State Department of Education, a minimum of 12 acres of playfields was required for the number of students planned for the schools planned in RiverPark. Depending on the site plans for the elementary and intermediate school sites, up to 18 acres of playfield space would be provided. The amount of community playfields provided on the school sites would be greater than the 12 acres required under the City's planning standards for community parkland. In addition, the Specific Plan would be consistent with the goals and policies of the Parks and Recreation Element Plans and Policies of the General Plan. Therefore, impacts to parks and

recreation were determined to be less than significant and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

This increase in residential units proposed would increase the residential population within the Specific Plan Area. Since the Specific Plan was originally adopted, it has been amended to allow the development of up to 3,043 residential units, which was less than the specific plan amendment analyzed in Addendum 12. The proposed Specific Plan Amendment would allow the option to increase the maximum number of residential units allowed in the Specific Plan Area to 4,068 units while subsequently reducing commercial square footage allowed in the selected District.

The current City standard for total developed acres of parkland is 3.0 acres per 1,000 population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population. Using this standard, with the proposed Specific Plan amendment, approximately 16 acres of Neighborhood Park space and 16 acres of Community Park land would be required.

The Specific Plan Area as developed includes approximately 23 acres of Neighborhood Park space and 30 acres of Community Park space. This amount exceeds the required park space under the City planning standards. In addition, the proposed Specific Plan Amendment would be consistent with the goals and policies of the Parks and Recreation Element Plans and Policies of the General Plan. Therefore, impacts would remain less than significant and no mitigation measures are required.

Development of residential uses in all three Districts (B, C and D) would generate the greatest increase in residents. The other development scenarios in **Table 5** would include fewer residential units and would generate fewer new residents and lower demand for parks.

## **3.14 SOLID WASTE MANAGEMENT**

### **Summary of Analysis in the Final EIR and Subsequent Addendums**

Site preparation and construction activities related to development of the RiverPark Specific Plan was estimated to produce approximately 52,000 cubic yards of solid waste, assuming no diversion of construction wastes. Some of this waste would be diverted at the City's Del Norte Materials Recovery Facility (MRF). This facility separates recyclables from trash, thereby reducing the waste stream entering local landfills. Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfill, the incremental nature of solid waste generated during construction, and the recycling rate of waste at the City's MRF, no significant impacts to solid waste disposal facilities were identified from construction that would occur in the Specific Plan Area.

Approximately 15,130 tons per year of waste would be generated annually by the uses allowed by the Specific Plan. This amount would average approximately 41.5 tons per day. Based on the daily capacity of the Del Norte MRF, no significant impacts to this facility were identified. After diversion, the amount of solid waste generated by the Project for disposal in landfills was estimated at 5,145 tons per year.

In 2011, Addendum 12 analyzed a proposed amendment to the Specific Plan to allow an increase in the number of dwelling units allowed within the Specific Plan area to a maximum of 3,145 units and reduce the maximum amount of commercial development by approximately 407,000 square feet. This change resulted in an increase of the total amount of Solid waste generated by construction of the uses allowed by the Specific Plan to approximately 54,450 cubic yards. This represents a maximum increase of approximately 7,000 cubic yards as compared to the estimated construction waste calculation contained in the Final EIR.

Based on available and planned landfill capacity, this impact was determined to be less than significant, and no mitigation measures were identified in the Final EIR or subsequent addendums. No additional updates to this analysis or conclusions was provided in any subsequent addendums.

## **Analysis of Proposed Specific Plan Amendment**

### ***Construction***

Solid waste generated by construction of the uses allowed by the Specific Plan would increase with all residential option selected. The Final EIR estimated the amount of solid waste generated by construction based on 15 cubic yards of waste per residential unit, and 70 cubic yards of waste for every 20,000 square feet of commercial land use. The reduction in the amount of commercial development would reduce construction waste by 1,969 cubic yards while the increase in residential units would increase construction waste by 15,375 cubic yards as shown in **Table 15: Construction Solid Waste Generation**, resulting in an overall net increase of 13,406 cubic yards.

Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfills, the incremental nature of solid waste generated during construction, and the recycling of waste at the MRF, capacity would remain to accept the incremental increase in solid waste generated by the proposed Specific Plan amendment. Therefore, impacts would remain less than significant and no mitigation measures are required.

The scenarios presented in **Table 5** would generate lower volumes of construction waste than implementation of the residential option in all three districts as shown in **Table 15**. As such, development of any scenario presented in the table would not generate more waste and impacts would not be significant.

**Table 15**  
**Construction Solid Waste Generation**

Scenario	Commercial (cubic yards)	Residential (cubic yards)	Total
District B, C & D	0	15,375	15,375
Districts B & C	791	9,195	9,986
Districts C & D	640	10,380	11,020
Districts B & D	538	11,175	11,713
District B	1,329	4,995	6,324
District C	1,431	4,200	5,631
District D	1,177	6,180	7,357

Source: Meridian Consultants, LLC., 2021

## Operation

With the residential development option selected, once developed and occupied the 1,025 additional multifamily residential units would generate 1,199 tons per year of solid waste based on the solid waste generation factor in the Final EIR<sup>21</sup> while the respective decrease in commercial development would generate 3,686 tons per year of solid waste, resulting in an overall decrease of 1,695 tons per year of solid waste. This would be a reduction in the amount of solid waste generated when compared to the approved Specific Plan as evaluated in the Final EIR.<sup>22</sup> Waste composition is expected to consist of cardboard and plastic materials used in product packaging, along with aluminum cans, glass, food wastes, and landscape green trimmings. Based on available and planned landfill capacity, impacts would remain less than significant and no mitigation measures are required.

Development of the scenarios presented in **Table 5** would include development of commercial and residential uses within Districts B, C and D. Solid waste generated by the development of any of these scenarios would be similar. Scenario C would generate the most solid waste during operation with approximately 100 tons/year more than implementing the residential development option in Districts B, C and D as shown in **Table 16: Operational Solid Waste Generation**. This is a negligible increase in solid waste and waste diversion to the City's Del Norte MRF is not included in this factor. Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfills and the recycling of waste at the MRF, capacity would be available to accept the incremental increase in solid waste generated by the scenarios. No additional mitigation measures are needed and no further analysis is required.

21 Generation factor of 1.17 tons/year multiplied by 1,025 multifamily residential units.

22 Generation factor of 0.0024 tons/year multiplied by 1,536,000 square feet of commercial uses.



**Table 16**  
**Operational Solid Waste Generation**

Scenario	Commercial (tons/year)	Residential (tons/year)	Total
District B, C & D	0	1199	1,199
Districts B & C	543	717	1,260
Districts C & D	439	810	1,248
Districts B & D	369	872	1,240
District B	911	390	1,301
District C	981	328	1,309
District D	807	482	1,289

*Source: Meridian Consultants, LLC., 2021*

### 3.15 LIBRARY SERVICES

#### Summary of Analysis in the Final EIR and Subsequent Addendums

The Oxnard Public Library operates three facilities and provides library services to the residents of the City. Under the adopted RiverPark Specific Plan 3,003 units are currently built and approved to date. According to the fiscal impact study conducted for the proposed Specific Plan, approximately 7,718 new residents would be generated by buildout of the RiverPark Specific Plan. This increase in residents would result in an increase in the demand for library materials and space. In 2011, Addendum 12 was processed to allow for an increase in the number of dwelling units within the Specific Plan area to allow for a maximum of 3,145 units and reduce the maximum amount of commercial development by approximately 407,000 square feet. The addendum estimated that this would result in 8,094 new residents that would be generated by buildout of the proposed amendment. This increase in residents would result in an increase in the demand for library materials and space. The City's Public Library system currently contains adequate capacity to serve the City.

District D of the Specific Plan permits the development of a storefront library facility to serve the residents in the Specific Plan Area, as well as residents throughout the City. Funding for the operation of library facilities is provided by allocations from the City's General Fund. Based on the fiscal impact study prepared by the City, revenues accrued to the City's General Fund from sales taxes, property taxes, etc., would meet the capital outlay for library service as well as fully funding all other necessary urban services required by the Specific Plan. Therefore, the increased demand for library services could be met through the allocation of revenue from the City's General Fund. As such, no significant impacts related to the provision of library services are expected as the cost to operate and maintain library services to the site would be covered by

established funding sources and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any other subsequent addendums.

## Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan amendment would allow the development of an additional 1,025 multifamily residential units with an associated increase of 1,755 additional residents.<sup>23</sup> This increase in residents would result in an increase in the demand for library materials and space. The City's Public Library system currently contains adequate capacity to serve the City.

The adopted Specific Plan amendment permits the development of a storefront library facility to serve the residents in the Specific Plan Area, as well as residents throughout the City. Funding for the operation of library facilities is provided by allocations from the City's General Fund and impact fees for Cultural and Recreational Facilities. Revenues accrued to the City's General Fund from sales taxes, property taxes, etc., would meet the capital outlay for library service as well as fully funding all other necessary urban services required by the proposed Specific Plan amendment. Therefore, the increased demand for library services could be met through the allocation of revenue from the City's General Fund. As such, no significant impacts are expected as the cost to operate and maintain library services to the site would be covered by established funding sources. Therefore, impacts would be less than significant and no mitigation measures are required.

Development of any of the scenarios presented in **Table 5** would be subject to impact fees which would go towards the City's General Fund and provide funding for additional library services. Additionally, sales taxes, property taxes, etc., collected from the development of residential and commercial mixes would meet the capital outlay for library service as well as fully funding all other necessary urban services required by the proposed Specific Plan amendment. As such, development of any of these scenarios would not result in new or substantially more severe significant impacts.

## 3.16 STORMWATER DRAINAGE

### Summary of Analysis in the Final EIR and Subsequent Addendums

The drainage master plan included in the RiverPark Specific Plan maintained the general drainage patterns established in the City's Master Plan of Drainage and was designed to meet and exceed the Ventura County and City drainage criteria. The RiverPark Specific Plan Area is generally flat, with gradients of less than 0.5 percent. The land generally slopes to the southwest corner of the Specific Plan Area, where the Ventura Freeway crosses the Santa Clara River. The approximately 702-acre Specific Plan Area accepts runoff from areas to the north and east of the Specific Plan Area totaling approximately 500 acres.

---

23 RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

In addition to being designed to provide the capacity needed to convey storm flows from the Specific Plan Area and the off-site areas that drain into the site, the proposed drainage system was designed to provide water quality treatment of all storm flows from on- and off-site tributary areas. As the proposed drainage system provided adequate capacity for on- and off-site runoff, no significant impacts to drainage conditions in the area were identified in the RiverPark EIR.

The RiverPark drainage plan routes stormwater flows from storms in excess of a 10-year event into the reclaimed mine pits in the northern portion of the Specific Plan Area. Analysis conducted for the EIR determined that there was adequate storage capacity and freeboard available in these pits, even if groundwater levels are at historic highs. Based on this analysis, it was found that no significant flooding impact from the use of the water storage basins as drainage facilities would result.

The RiverPark Specific Plan also allows the Water Storage/Recharge Basins to be used by the UWCD for the storage of water diverted from the Santa Clara River at the UWCD Freeman Diversion Dam to recharge groundwater in the Oxnard Plain Aquifer System. UWCD plans to integrate the reclaimed mine pits into its network of facilities in the area and diverted water stored in these pits may be pumped to other existing groundwater spreading facilities or supply pipelines in the area. UWCD will have the ability to manage the level of water in the Water Storage/Recharge Basins to ensure that adequate capacity for stormflows and adequate freeboard are maintained. No significant flooding impacts, therefore, were identified from the proposed use of the reclaimed mine pits as water storage and recharge basins by UWCD.

A review of the flood protection provided by the Santa Clara River levee indicated the site was adequately protected from potential flooding impacts from the river by the levee. The Specific Plan Area is not located within a designated 100-year flood zone and no significant flooding impacts were identified and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## **Analysis of Proposed Specific Plan Amendment**

Substantial portions of the planned drainage system within the Specific Plan Area have been constructed. The proposed Specific Plan amendment would change the allowed uses in the central portion of the community but would not change the street or drainage system. The Specific Plan drainage system is designed to provide water quality treatment of all storm flows from on-site areas and a portion of off-site tributary areas. As the drainage system has adequate capacity for on- and off-site runoff, the change from commercial uses to high-density residential uses would also not change the drainage characteristics of the affected portions of the Specific Plan Area substantially as commercial and high-density residential uses have similar site coverage characteristics.

Flood protection from the Santa Clara River is provided by the existing Santa Clara River Levee. This levee, approximately 4.75 miles in length, consists of a stone-faced compacted earth embankment protected by stone revetment, a stone toe, and groins. Drainage inlet structures are provided through the levee to allow drainage into the river. The Ventura County Watershed Protection District is responsible for the operation and maintenance of the levee, which was originally constructed by the Army Corps of Engineers.

The Federal Emergency Management Agency (FEMA) reviews and certifies the adequacy of levees to provide flood protection as part of the process of determining flood risks and preparing Flood Insurance Rate Maps (FIRMs) under National Flood Insurance Program. In 2005, FEMA initiated a nationwide effort to verify the certification status of all levees currently identified as providing flood protection on FIRMs. As part of this process, FEMA established a two-year Provisionally Accredited Levee (PAL) designation process. This process allows local agencies two years to provide FEMA with a levee certification report providing technical documentation confirming the levee meets FEMA levee certification standards. The Santa Clara River Levee was provisionally accredited under this program.

The Ventura County Watershed Protection District completed an evaluation report on the Santa Clara River Levee in February 2009. This report concluded the levee may meet FEMA certification standards, but additional data or documentation were required.

The Ventura County Watershed Protection District has completed studies for improvements to the levee and an Interim Risk Reduction Measures Plan to manage potential flooding risks until improvements to the levee are funded and completed.

The current FEMA Flood Insurance Rate Map (FIRM) that includes RiverPark shows portion of RiverPark are located in Flood Zone X, which is an area of reduced or residual flood risk due to protection from a levee. Planning Area B is within Flood Zone X. Planning Areas C and D are not located in this zone.

A Conditional Letter of Map Revision (CLOMR) is currently being processed with FEMA for the Village (Wagon Wheel) Specific Plan project located across the Ventura Freeway from RiverPark. The hydrology modeling completed for this CLOMR indicates that the future base flood elevation on the riverine side of the Santa Clara River levee that would affect Planning Area B is between 76.8 feet on the southern edge of this planning area to 77.6 feet in the central portion of this planning area. The elevation of the Santa Clara River Levee in this area is approximately 80 feet, sufficient in height to provide adequate flood control protection for Planning Area B. Planning Area B is also potentially subject to floodwater from south of the freeway on Ventura Road. Construction of the finished floor of any residential buildings above 78.8 feet on the southern edge of this planning area to 79.6 feet in the central portion of this planning area will avoid any potential flood risks. As individual development projects are proposed over time, potential flooding issues will be addressed based on the best available flood hazard information available at the time of submittal.

No new significant or substantial increase in the severity of flood impacts would result from the Specific Plan Amendment, which would permit the additional multifamily residential development in option Planning Areas B, C and D and no mitigation measures are required.

As stated above, the existing drainage system within the Specific Plan Area has adequate capacity for on- and off-site runoff. Development of any of the scenarios in **Table 5** would have similar site coverage characteristics. Districts C and D, as stated above, are not located within an area of reduced or residual flood risk.

### **3.17 WATER SUPPLY AND DISTRIBUTION**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

The City's water supply consists of imported surface water and local groundwater sources. The City blends the water from these two sources to achieve a balance between water quality, quantity, and cost. The water demand for the uses allowed by the RiverPark Specific Plan was developed based on the water consumption factors outlined in the City's Urban Water Management Plan and historical city data. If all uses permitted by the RiverPark Specific Plan as originally adopted are built at the maximum allowed intensity, approximately 1,835 afy of water will be needed. Under the RiverPark Specific Plan as currently adopted 1,492 afy of water will be needed.

Individual building projects within the Specific Plan Area would be required to meet standard requirements of the City, the State, and the Uniform Building Code. These requirements act to conserve potable water, ensure adequate water flow, and pay for the construction of improvements to the water distribution system as outlined in the City's Water System Master Plan. The overall demand would build over time as individual building projects within the Specific Plan Area are developed.

A Water Supply Assessment (WSA) was prepared for the RiverPark Project and included in the Final EIR. As required by the State Water Code and CEQA, this WSA describes the City's water supplies and assessed the ability of the City to provide the water needed to serve RiverPark and meet all other projected demands over a 20-year period. These projections are required for periods when normal water supplies are available, and during single- and multiyear drought periods.

Fox Canyon Groundwater Management Agency (FCGMA) manages local extraction of groundwater from the Oxnard Aquifer System to prevent overdraft of the aquifer system in accordance with a groundwater management plan adopted in 1985. The FCGMA adopted an ordinance in 1990 that established groundwater extraction allocations for all cities using local groundwater. Unused allocations can be accumulated for use in future periods. The City has two existing allocations, one for the City's own water wells and a second allocation held in trust by the United Water Conservation District.

Under the FCGMA Ordinance, when irrigated agricultural land is converted to municipal uses, an additional groundwater allocation is transferred to the agency providing water to these uses. Since the RiverPark Specific Plan Area contained eight active water wells, the allocations for these wells were also eligible to be transferred to the City, in addition to the allocation from conversion of agricultural land. A total of 1,580 afy of groundwater allocations were available for transfer to the City. This additional supply would meet approximately 85 percent of the total estimated demand for the RiverPark Project of 1,835 afy.

In addition to local groundwater extraction, the WSA reflected the City's Groundwater Recovery Enhancement and Treatment (GREAT) Program as part of projected future water supplies. The GREAT Program is a key component of the City's long-range water strategy to combine wastewater recycling, groundwater injection, and groundwater desalination to make more efficient use of existing local water resources to meet projected water supply needs. The WSA concluded the City would have adequate supplies to meet the needs of RiverPark and all other existing and projected needs over the next 20 years.

The proposed on-site water distribution system consists of a looped network of 12-inch water transmission lines in the major streets. The proposed water transmission system was designed to conform to all City standards and determined to be adequate to serve the proposed Specific Plan Area and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

## **Analysis of Proposed Specific Plan Amendment**

As required by State law, the City updates its Urban Water Management Plan every 5 years. The City's current Draft 2020 UWMP, updated as of October 2021, reported the total volume of potable water distributed by the City to its service area in 2020 was approximately 25,885 acre-feet per year (afy).<sup>24</sup> The City's water supply sources continue to consist of imported water purchased from the Calleguas Municipal Water District (about 27 percent of the City water supply; 7,060 afy in 2020); groundwater from the United Water Conservation District (about 39 percent of the City supply; 10,074 afy in 2020) and groundwater pumped from City-owned wells (about 30 percent of the City supply; 7,744 afy in 2020).

Other programs within the City provide additional smaller amounts of water. These include the Advanced Water Purification Facility (AWPF), which is part of the City's wastewater treatment system and uses Reverse Osmosis technology to produce treated wastewater that can be recycled for irrigation and other uses to offset the demand for potable water. The Calleguas Municipal Water District participates in this program by conveying treated wastewater from the City AWPF to agricultural customers for irrigation in lieu of groundwater pumping. As of 2020 the AWPF has the capability to produce about 7,000 afy. This

---

24 City of Oxnard, Draft 2020 Urban Water Management Plan (October 2021), <https://www.oxnard.org/city-department/public-works/water/uwmp/>. Accessed December 2021.

effort is part of the City's Groundwater Recovery Enhancement and Treatment (GREAT) program. In coordination with other service providers in the region (including Pleasant Valley County Water District, Port Hueneme Water Agency, and UWCD, the GREAT program is a regional effort that will assist in aquifer restoration and in achieving the groundwater allocation restrictions imposed by the FCGWMA. Another component of the City's GREAT program is its desalinization plant, or Desalter #1. This plant treats brackish groundwater and works in conjunction with the AWPf described above and the City's groundwater injection well as part of the larger aquifer or groundwater management system. At the present time, expansion of the desalinization program to treat seawater is not considered financially feasible.

The reduction in the amount of commercial development and the increase in multifamily residential development would result in a net decrease in water demand. As shown in **Table 17: Estimated Water Demand**, the 562,000 square foot reduction in commercial development would reduce water demand by 113.4 afy, while the increase in multifamily residential development of 1,025 units would increase demand by 108.0 afy, resulting in net decrease in water demand of 5.4 afy.

**Table 17**  
**Estimated Water Demand**

Scenario	Land Use		Change in Annual Commercial Demand (af)	Change in Annual Residential Demand (af)	Annual Net Change (af)
	Commercial (ksf)	Residential			
District B, C & D	-562,000	+ 1,025 units	-113.4	108.0	-5.4
Districts B & C	-336,377	+ 613	-67.8	64.6	-3.2
Districts C & D	-379,727	+ 692	-76.6	72.9	-3.7
Districts B & D	-408,810	+ 745	-82.4	78.5	-3.9
District B	-182,730	+ 333	-36.8	35.1	-1.8
District C	-153,647	+ 280	-31.0	29.5	-1.5
District D	-226,080	+ 412	-45.6	43.4	-2.2

Source: Draft 2020 Urban Water Management Plan (October 2021).

Notes: \*Commercial Generation – 180 GPD/ksf; Residential Generation – 55 GPD

\*Average household of 1.71 multiplied by number of residential units

\*+3 AFY added to indoor water demand for outdoor landscape water demand

af = acre-feet (325,900 gallons)

Ksf = thousand square feet

As total water demand would be reduced, no new significant impacts to water supply or service will result from the proposed Specific Plan Amendment and no mitigation measures are required.

As shown in **Table 17**, development of any of the potential development scenarios would not generate a significant change in water demand and all would result in a decrease in overall water demand.

### **3.18 WASTEWATER SERVICE**

#### **Summary of Analysis in the Final EIR and Subsequent Addendums**

A sewage collection system, consisting of roughly 300 miles of trunk sewers and 16 sewage lift stations, conveys flows from seven major sewer trunk systems in the City to the Oxnard Wastewater Treatment Plant (OWWTP), located at the southern end of the City in the Ormond Beach area. The development and operation of this sewage system is outlined in the City's Wastewater Collection System Master Plan (2001), which outlines the general location and sizing of existing and planned sewage lines in the City.

The RiverPark Project was estimated to generate approximately 780,000 gallons per day (0.78 million gallons per day [mgd]) of wastewater when fully developed. The OWWTP currently has an average dry weather flow (ADWF) capacity of 31.7 mgd and a peak wet weather flow (PWWF) capacity of 68.2 mgd. Total volume treated at the OWWTP in 2000 was 21.75 mgd, indicating there was capacity to treat an additional 9.95 mgd of wastewater. An expansion of the OWWTP, planned to coincide with the growth in the demand for treatment, would provide for treatment of an ADWF of 39.6 mgd and a PWWF of 75.4 mgd. With this expansion, adequate future capacity in the treatment plant would be provided for all projected growth in the City's Oxnard Planning Area. The Oxnard Wastewater Treatment Plant has the existing and planned capacity to treat the 0.78 mgd of additional wastewater that would be generated by the RiverPark Specific Plan. No significant impact on wastewater treatment capacity was identified.

All the proposed sewage lines within the Specific Plan Area were sized to accommodate the wastewater generated by the proposed uses. After collection in the on-site sewer system, wastewater will be conveyed in the Central Trunk Sewer to the Oxnard Wastewater Treatment Plant. The City requires individual building projects to pay the City's sewer connection fees, which provides funds to the City to make the improvements identified in the Wastewater Collection System Master Plan. In addition, the City requires individual building projects to provide adequate capacity to convey sewage to a safe point of discharge. In this manner, the existing sewage collection and conveyance system would be upgraded as necessary to accommodate sewage created by development of the land uses allowed by the RiverPark Specific Plan. No significant impacts related to wastewater collection and conveyance were identified and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.



## Analysis of Proposed Specific Plan Amendment

All of the proposed sewer lines within the Specific Plan Area have been sized to accommodate the wastewater generated by the uses as permitted by the Specific Plan as originally approved. Any change in development in the Specific Plan Area would require a study verifying downstream sewer capacity is adequate to serve sewer discharge demands. As shown in **Table 18: Estimated Wastewater Generation**, the reduction in the amount of commercial development by 562,000 square feet and the increase in multifamily residential development by 1,025 units would result in a net decrease in the amount of wastewater generated by the RiverPark Specific Plan Project of approximately 4,032 gallons per day. The annual net water demand is divided by the flow rate to show estimated use per unit and is further divided to produce annual number of gallons per unit per day. This totals approximately 83 percent wastewater generated.

No new significant impacts to wastewater collection and treatment would result from the proposed Specific Plan Amendment and no mitigation measures are required.

The estimated wastewater generation rate of 83 percent can be applied to each of the scenarios presented in **Table 5**. As illustrated in **Table 18**, implementation of the residential development option in all 3 districts would have the greatest change in water demand and the other potential development scenarios would require less water.

**Table 18**  
**Estimated Wastewater Generation**

Scenario	Annual Water Demand (gpd)	Wastewater Generation (gpd)
District B, C & D	-1,765,874	-4,031.68
Districts B & C	-1,055,657	-2,410
Districts C & D	-1,191,820	-2,721
Districts B & D	-1,283,176	-2,930
District B	-572,959	-1,308
District C	-481,603	-1,100
District D	-709,122	-1,619

Source: Draft 2020 Urban Water Management Plan (October 2021).

Notes: \*Flow rate of 1.2 used for annual wastewater calculations – (Scenario annual water demand)/1.2/365

### 3.19 ENERGY

#### Summary of Analysis in the Final EIR and Subsequent Addendums

Natural gas and electricity are provided to all developed portions of the City, including the Specific Plan Area, by the Southern California Gas Company (SoCalGas) and Southern California Edison, respectively. The total amount of electricity needed to serve the Original Specific Plan as analyzed in the certified Final EIR was estimated at approximately 60 million kilowatt-hours (kWh) per year and approximately 65 million kilowatt-hours per year for the Specific Plan as amended in June 2012 (“Adopted Specific Plan”) and analyzed in Addendum 12. Approved facilities located in central and Southern California alone will provide approximately 3,613 additional megawatts, which is enough power to supply over 2.7 million homes. The additional electrical demand of the Project can be accommodated within the long-term source and distribution planning. In addition, individual building projects within the Specific Plan Area are required to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code) as mitigation against the wasteful use of energy. For these reasons, no significant impacts on electrical supply or service were identified.

Total natural gas consumption for the Original Specific Plan as analyzed in the certified Final EIR was estimated to be approximately 285.5 million cubic feet (cf) per year and approximately 290.6 million cubic feet-per year for the Specific Plan as amended in June 2012 and analyzed in Addendum 12. Available information indicated natural gas supplies to California will remain plentiful for the next several decades. The total resource base for the lower 48 states is estimated to be 975 trillion cf, enough to continue current production levels for more than 50 years. Technology enhancements will continue to enlarge the resource base; however, production capacity increases remain less certain. Despite this concern, production from lower 48 states is expected to increase from 17.1 trillion cf in 1994 to 36.1 trillion cf in 2021.<sup>25</sup>

Because the RiverPark Project could be accommodated within the long-term source and distribution planning of SoCalGas, and because future uses on the Project site are required to comply with Title 24 of the California Administrative Code as mitigation against the wasteful use of energy, it was determined the Project would not result in significant impacts to natural gas service and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

---

<sup>25</sup> US Energy Information Administration.

## Analysis of Proposed Specific Plan Amendment

To account for current energy standards, updated energy demand estimates for the land uses allowed by the Original Specific Plan and proposed Specific Plan Amendment contained in the CalEEMod air emissions modeling are used in this analysis. The 562,000 square foot reduction in the amount of commercial development and 1,025 unit increase in residential development would decrease demand compared to the land uses allowed by the Adopted Specific Plan by 796,105 kWh per year, as shown in **Table 19: Electricity Demand** and a greater decrease from the approximately 65 million kilowatt-hours per year estimate in Addendum 12 for the Adopted Specific Plan. This represents a decrease of 1.6 percent from the 50,904,039 kWh per year electrical demand estimate for the Project under the adopted Specific Plan.

**Table 19**  
**Electricity Demand**

Scenario	Quantity (kWh/year)
Adopted Specific Plan <sup>a</sup>	50,904,039
Proposed Specific Plan Amendment <sup>a</sup>	50,107,934
<b>Difference from Adopted Specific Plan</b>	<b>-796,105</b>

*kWh = kilowatt-hours*

<sup>a</sup> Energy calculations are provided in **Appendix C**.

This decrease in electrical demand can be accommodated by Southern California Edison. In addition, individual building projects within the Specific Plan Area would be required to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), which have been upgraded since preparation of the Final EIR. For these reasons, no new significant impacts on electrical supply or service will result from the Specific Plan Amendment as proposed.

The 562,000 square foot reduction in the amount of commercial development and 1,025 unit increase in residential development with the residential development option chosen would incrementally increase annual natural gas demand compared to the Adopted Specific Plan by 14,798,510 cf per year, as shown in **Table 20: Natural Gas Demand**.

This represents an incremental increase of 20.1 percent from the 73.5 million cubic feet (mcf) per year natural gas demand estimate for land uses allowed by the Adopted Specific Plan. Overall, natural gas demand would be much less than identified in the Final EIR and Addendum 12 as a result of increased efficiency due to changes in energy efficiency standards. The proposed land uses in the Specific Plan Area

would be within the service capacity of SoCalGas which is anticipated to have an available capacity of approximately 3,225 mcf of natural gas per day (or 1,177,125 mcf per year) in 2028, which is assumed as the year the Specific Plan would build out.<sup>26</sup> Furthermore, the future uses on the Project site would be required to comply with Title 24 of the California Administrative Code. As such, no new significant impacts to natural gas service would result and no mitigation measures are required.

**Table 20**  
**Natural Gas Demand**

Scenario	Quantity (cf/year)
Adopted Specific Plan <sup>a</sup>	73,492,310
Proposed Specific Plan Amendment <sup>a</sup>	88,290,820
<b>Difference from Adopted Specific Plan</b>	<b>14,798,510</b>

<sup>a</sup>cf = cubic feet

<sup>a</sup>Energy calculations are provided in **Appendix C**.

Development of the proposed scenarios presented in **Table 5** would consist of include commercial and residential development in Districts (B, C and D). All three districts are currently designated for commercial and some residential uses. Future projects within the Specific Plan Area in Districts B, C and D would be within the long-term source and distribution planning of SoCal Gas and individual building projects within the Specific Plan Area are required to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code) as mitigation against the wasteful use of energy.

## 3.20 CULTURAL RESOURCES

### Summary of Analysis in the Final EIR and Subsequent Addendums

Archeological and historic resource surveys of the Specific Plan Area were completed. The archeological survey included a records search and a field survey. No sites of any kind had been previously recorded within the study area or adjacent properties, and no new sites were discovered during the Phase I survey. A low-density, mixed scatter of historical debris, possibly dating between 1879 and 1884, was found southeast of Myrtle Street (now named Riverpark Boulevard) and El Rio Drive. This was an open lot in a disturbed state as a result of the demolition of structures that had been present on this parcel.

<sup>26</sup> California Gas and Electric Utilities, *2020 California Gas Report*, Accessed December 2021, [https://www.socalgas.com/sites/default/files/202010/2020\\_California\\_Gas\\_Report\\_Joint\\_Utility\\_Biennial\\_Comprehensive\\_Filing.pdf](https://www.socalgas.com/sites/default/files/202010/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf).

Development of the proposed Project would result in grading and earthwork at this location that had the potential to impact a potential historical deposit.

All existing structures within the Specific Plan Area were reviewed for possible historical significance. The historic resource study identified 33 existing buildings and structures on the Project site that would be demolished. Eighteen of these buildings, including 16 buildings in the Ventura County El Rio Maintenance Yard, and an existing home and a commercial showroom building on El Rio Drive, were determined not to be eligible as historic resources as defined by the CEQA because they were not 50 or more years of age. Three other residential structures and the buildings on the mine site were surveyed and researched to determine whether any of these structures were historically significant. This research found that five of the existing buildings on the mine site, including an office building, garage, and three metal storage buildings, are of sufficient age to be potential historic resources. In this case, these five buildings and structures were associated with an industry that has made a significant contribution to the physical development of Ventura County through the construction of roads, bases, airfields, and buildings. While these existing structures are not eligible for listing on the national or State registers of historical resources, they were identified as potentially eligible for listing as Ventura County Landmarks, a designation that has no integrity criteria. For this reason, these five structures were identified as having local historical significance, and demolition was identified as a significant impact.

Mitigation measures were identified to mitigate all potential impacts to archeological resources to a less than significant level. Historic documentation of the buildings on the mine site prior to demolition was determined to mitigate this impact to the fullest extent feasible. As this mitigation would not mitigate this impact to a less than significant level, the loss of these structures was identified as an unavoidable significant impact of the Project and no update to this analysis or conclusions was provided in any subsequent addendums.

### **Analysis of Proposed Specific Plan Amendment**

Mass grading of the Specific Plan Area has been completed and all mitigation measures related to cultural resources have been implemented. Any additional ground disturbances would be subject to the mitigation measures identified in the Final EIR. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to cultural resources and no revised mitigation measures are required.

Development within Districts B, C and D with any of the scenarios in **Table 5** would be subject to the mitigation measures identified in the Final EIR. As such, the combinations of residential and commercial development would not create significant impacts to cultural resources and no further analysis is required.

## 3.21 HAZARDS

### Summary of Analysis in the Final EIR and Subsequent Addendums

A series of Phase I and Phase II Environmental Site Assessment (ESA) reports were prepared for the properties included in the proposed Specific Plan Area to determine the potential for impacts related to the presence and use of hazardous materials by existing and historical uses within and around the Specific Plan Area. These risks are primarily associated with the potential for on-site hazards from abandoned oil wells, storage of materials categorized as hazardous under existing regulations, underground and aboveground storage tanks, and the operations of facilities historically located within the boundaries of the proposed Specific Plan Area.

Analysis of soils in the agricultural portions of the Specific Plan Area determined that no significant concentrations of herbicides or pesticides are present in the soils. These studies determined that the Specific Plan Area contained several abandoned oil wells that may need to be re-abandoned to current standards. In addition, the existing buildings on the site that would be demolished were of sufficient age to contain asbestos building materials and lead paint. Demolition of these structures in conformance with existing regulations would mitigate any potential impacts. Mitigation measures were identified in the Final EIR to mitigate all potentially significant hazardous impacts to a less than significant level and no unavoidable significant hazardous impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

### Analysis of Proposed Specific Plan Amendment

As noted above, the hazards potentially located within the boundaries of the Specific Plan Area are primarily associated with the potential for on-site hazards from abandoned oil wells, storage of materials categorized as hazardous under existing regulations, underground and aboveground storage tanks, and the operations of facilities historically located on the site. The proposed Specific Plan amendment would not place people or structures within areas not previously analyzed in the Final EIR. In addition, no new types of land uses are proposed by the amendment. The mitigation measures identified in the Final EIR are applicable, and no new or substantially more severe hazardous material impacts would occur as a result of the proposed Specific Plan Amendment and no revised mitigation measures are required.

Development of any of the scenarios identified in **Table 5** would be subject to the mitigation measures subject to hazardous materials as stated in the Final EIR which would mitigate all potentially significant hazardous impacts to less than significant.

## 3.22 WILDFIRE

This topic was not on the CEQA initial study checklist when the Certified Final EIR was prepared, and for this reason, no analysis was included in the Certified Final EIR. Analysis of the currently adopted Specific Plan is provided below to serve as comparative analysis.

### Analysis of Adopted Specific Plan

The Specific Plan Area is located within an area designated as a low wildland fire hazard area, therefore no significant risks from wildland fires are anticipated.<sup>27</sup> The Specific Plan Area is surrounded by urban development toward the south, east, and northwest. The Santa Clara River lies directly to the west, separated from the Specific Plan Area by an existing levee. North of the Specific Plan Area mine pits, industrial uses, and a detention center.

The developed areas around the Specific Plan Area would mitigate potential wildfire risk. A change in elevation provided by the Santa Clara River west of the Specific Plan Area would act as a natural a buffer from potential wildfire risk. The river contains moderate amounts of native riparian vegetation dispersed along braided river channels which would not pose a significant fire risk. Mine pits and industrial uses would not pose any potential wildfire risks to the Specific Plan Area. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to wildfire and no mitigation measures are required.

### Analysis of Proposed Specific Plan Amendment

As noted above, the Specific Plan Area is not located in an area where significant risks from wildland fires are anticipated. The proposed Specific Plan amendment would not place people or structures within areas not previously analyzed in the Final EIR. In addition, no new types of land uses are proposed by the amendment. No new or substantially more severe wildfire impacts would occur as a result of the proposed Specific Plan Amendment and no additional mitigation measures are required. No update to this analysis or conclusions was provided in any subsequent addendums.

Development of any of the commercial and residential use options identified in **Table 5** would involve development of sites in low wildland fire hazard areas. As such, any combination of commercial and residential development in Districts B, C, and D would result in less than significant wildfire impacts.

---

27 Fire Hazard Severity Zones in SRA – Ventura County, Cal Fire, November 7, 2007, [https://osfm.fire.ca.gov/media/6848/fhszs\\_map56.pdf](https://osfm.fire.ca.gov/media/6848/fhszs_map56.pdf). Accessed December 2021.

### **3.23 TRIBAL CULTURAL RESOURCES**

This topic was not on the CEQA initial study checklist when the Certified Final EIR was prepared, and for this reason, no analysis was included in the Certified Final EIR. Analysis of the currently adopted Specific Plan is provided below to serve as comparative analysis.

#### **Analysis of Adopted Specific Plan**

As discussed above under Section 3.20: Cultural Resources, archeological resource surveys of the Specific Plan Area were completed. No new sites were discovered during the Phase I survey and no sites of any kind had been previously recorded within the study area or adjacent properties. However, a low density, mixed scatter of historical debris, possibly dating between 1879 and 1884, was found in the southeastern extreme of the study area, southeast of Myrtle Street (now named RiverPark Boulevard) and El Rio Drive. This was an open lot in a disturbed state as a result of the demolition of structures that had been present on this parcel. Development of the proposed Project would result in grading and earthwork at this location that had the potential to impact a potential historical deposit.

This area lacked historical remains in sufficient quantity and with adequate integrity to warrant the recording of historical site; however, it is possible that a buried archaeological deposit may have been present at this location. Development of the proposed Project would result in grading and earthwork at this location that may have impacted a potential archaeological deposit. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to cultural resources to a less than significant level and no unavoidable significant impacts to cultural resources were identified in the Final EIR. These mitigation measures would also apply to tribal cultural resources. No update to this analysis or conclusions was provided in any subsequent addendums.

#### **Analysis of Proposed Specific Plan Amendment**

As discussed above under Section 3.20: Cultural Resources, mass grading of the Specific Plan Area has been completed and all mitigation measures related to cultural resources that have been implemented would apply to any tribal cultural resources. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to tribal cultural resources and no revised mitigation measures are required.

Development within Districts B, C and D would be subject to the mitigation measures identified in the Final EIR. For this reason, any combination of commercial and residential development in Districts B, C, and D would result in less than significant impacts.





---

## APPENDIX A

### Traffic Impact Analysis



## MEMORANDUM

**TO:** Ann Walsh, Shea Properties

**FROM:** Sean Mohn, Casey Le, P.E., and Janet Ye, EIT

**DATE:** December 2, 2021

**RE:** Traffic Impact Assessment for the  
Proposed Oxnard RiverPark Specific Plan Amendment 2021  
Oxnard, California

**Ref:** J1031c

---

The RiverPark Specific Plan, as originally adopted and analyzed in the City of Oxnard's (City) certified Final Environmental Impact Report (EIR) for the RiverPark Project, allowed the development of up to 2,805 residential units and 2.485 million square feet of commercial development (Original RiverPark Specific Plan).

Since the certification of this Final EIR, a series of amendments to the Original RiverPark Specific Plan have been approved and adopted by the City. Addendum 12 to the RiverPark Final EIR evaluated the latest amendment to the Original RiverPark Specific Plan involving changes to the land use program. With approval of this amendment in June 2012, the Adopted RiverPark Specific Plan allows the development of up to 3,043 residential units and 2.089 million square feet of commercial uses.

An amendment is currently proposed that would allow the option of developing additional residential units in three of the commercial/mixed-planning districts within the Adopted RiverPark Specific Plan. This proposed amendment would increase the amount residential units allowed to 4.068 units and decrease the amount of commercial development permitted to 1.536 million square feet.

Gibson Transportation Consulting, Inc. (GTC) conducted a traffic impact assessment to determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the City's certified Final EIR for the Original RiverPark Specific Plan would result from the currently proposed amendment to the Adopted RiverPark Specific Plan. This memorandum summarizes the results of the assessment.

## PROJECT DESCRIPTION

The Oxnard RiverPark Specific Plan established a series of planning districts for the purposes of regulating land uses within the Specific Plan area.

The program of land uses allowed by the Original RiverPark Specific Plan as evaluated in the certified Final EIR and the proposed Oxnard RiverPark Specific Plan Amendment 2021 and the proposed Oxnard Riverpark Specific Plan Amendment 2021 are detailed below.

### **Original Oxnard RiverPark Specific Plan**

#### Planning Districts A, B, & C

- 440 Apartments
- 360,000 square feet (sf) of Retail (Regional Commercial)
- 320 Hotel Rooms
- 421,000 sf of Office

#### Planning District D – The Collection

- 300 Apartments
- 1,129,000 sf of Retail (Regional Commercial)
- Park (3.5 acres)

#### Planning District E

- 40,000 sf of Retail (Regional Commercial)
- 8,000 sf of Light Industrial

#### Planning District F

- 328 Multi-Family Residential Units
- 140 Apartments
- 5,000 sf of Retail (Neighborhood Commercial)
- Park (10.1 acres)

#### Planning District G

- Elementary School (538 Students)
- 415 Multi-Family Residential Units
- 15,000 sf of Retail (Neighborhood Commercial)
- Park (2.8 acres)

#### Planning District H

- 460 Single-Family Residential Units
- Park (3.3 acres)

#### Planning District I

- 159 Single-Family Residential Units
- 318 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Park (13.8 acres)

#### Planning District J

- 130 Single-Family Residential Units
- 28 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Elementary/Middle School (1,145 Students)
- Park (10.0 acres)

Planning Districts K, L, M

- 74 Single-Family Residential Units
- 13 Multi-Family Residential Units
- 5,000 sf of Retail (Neighborhood Commercial)
- Fire Station (19,000 sf)
- Open Space (226.0 acres)

**Proposed Oxnard Riverpark Specific Plan Amendment 2021**

Planning Districts A, B, & C

- 1,053 Apartments
- 75,267 sf of Retail (Regional Commercial)
- 320 Hotel Rooms
- 421,000 sf of Office

Planning District D – The Collection

- 924 Apartments
- 812,060 sf of Retail (Regional Commercial)  
Park (3.5 acres)

Planning District E

- 46,000 sf of Retail (Regional Commercial)
- 8,000 sf of Light Industrial

Planning District F

- 328 Multi-Family Residential Units
- 140 Apartments
- 5,000 sf of Retail (Neighborhood Commercial)
- Park (10.1 acres)

Planning District G

- Elementary School (538 Students)
- 415 Multi-Family Residential Units
- 15,000 sf of Retail (Neighborhood Commercial)
- Park (2.8 acres)

Planning District H

- 486 Single-Family Residential Units
- Park (3.3 acres)

Planning District I

- 159 Single-Family Residential Units
- 318 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Park (13.8 acres)

#### Planning District J

- 130 Single-Family Residential Units
- 28 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Elementary/Middle School (1,145 Students)
- Park (10.0 acres)

#### Planning Districts K, L, M

- 74 Single-Family Residential Units
- 13 Multi-Family Residential Units
- 5,000 sf of Retail (Neighborhood Commercial)
- Fire Station (19,000 sf)
- Open Space (226.0 acres)

### **TRAFFIC IMPACT ANALYSIS**

To determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the City's certified Final EIR for the Original RiverPark Specific Plan would result at any of the 30 study intersections evaluated in the Final EIR based on the proposed land use program revisions and the future Year 2030 intersection level of service (LOS) results documented in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment* for the Adopted Oxnard RiverPark Specific Plan, GTC conducted a comparative analysis of the Original Oxnard RiverPark Specific Plan land use program and the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program trip generation estimates.

#### **Trip Generation Analysis**

For the purposes of this analysis, the number of vehicle trips expected to be generated by each land use land use program were estimated based on the rates utilized within the Oxnard Traffic Model and/or the rates published in *Trip Generation, 10<sup>th</sup> Edition* (Institute of Transportation Engineers, 2017).

As detailed in Table 1, as analyzed in the Final EIR, the Original Oxnard RiverPark Specific Plan land use program would result in the following:

- 82,366 Daily Trips
- 4,710 AM Peak Hour Trips
- 7,749 PM Peak Hour Trips

As detailed in Table 2, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result in the following:

- 73,057 Daily Trips
- 4,932 AM Peak Hour Trips
- 6,987 PM Peak Hour Trips

Based on the trip generation estimates detailed above, when compared to the Original Oxnard RiverPark Specific Plan land use program, as analyzed in the certified Final EIR, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result in a reduction of 9,309 daily trips (approximately 11.3%) and 762 PM peak hour trips (approximately 9.8%), which is substantial, and an incremental increase of 222 AM peak hour trips (approximately 4.7%), which is effectively negligible from an analysis standpoint when considering the size of the study area and the resulting distribution of those trips across the 30 study intersections evaluated in the Final EIR.

### **Intersection Operating Conditions Analysis**

As previously discussed, when compared to the Original Oxnard RiverPark Specific Plan, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result in significant daily and PM peak hour trip reductions, and an incremental AM peak hour trip increase of approximately 4.7%.

Based on the future Year 2030 intersection LOS results documented in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment* for the Original Oxnard RiverPark Specific Plan and detailed in Table 3, it is readily apparent that the proposed Oxnard RiverPark Specific Plan Amendment 2021 would not generate any new significant traffic impacts or substantially increase already identified significant impacts beyond those previously identified in the Final EIR, as the amount of additional trips required to yield those results is far in excess of the 4.7% increase associated with the AM peak hour trip generation estimates.

For comparative purposes, and in consultation with City of Oxnard staff, GTC also conducted an intersection LOS analysis at seven of the 30 study intersections evaluated in the Final EIR for Year 2019 conditions based on Year 2019 traffic volumes and intersection lane configurations. The peak hour intersection turning movement volumes, which were collected at each of the seven key intersections in September 2019, are provided in Attachment A.

As detailed in Table 3, the LOS results for all seven intersections are within the acceptable range (LOS C or better) based on City of Oxnard criteria and are generally consistent with the intersection LOS conditions forecasted in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment*, which further supports the assertion that analysis assumptions therein are still accurate and the conclusions are still valid. The LOS analysis worksheets are provided in Attachment B.

### **CONCLUSION**

Based on the analysis results detailed above, it is our professional opinion that the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would not generate any new significant traffic impacts or substantially increase already identified significant impacts beyond those previously identified in the Final EIR. Furthermore, based on the substantial daily and PM peak hour trip reductions, the proposed land use program would be significantly less impactful than the Original Oxnard RiverPark Specific Plan land use program, as analyzed in the certified Final EIR.

**TABLE 1**  
**TRIP GENERATION ESTIMATES - ORIGINAL OXNARD RIVERPARK SPECIFIC PLAN**

TRIP GENERATION RATES										
Source (Oxnard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Single-Family Detached Housing)	1	Single-Family Residential	du	9.57	25%	75%	0.75	63%	37%	1.01
SANDAG (Condominium)	2	Multi-Family Residential	du	8.00	25%	75%	0.67	58%	42%	0.78
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	7	Neighborhood Commercial	ksf	60.00	61%	39%	1.44	48%	52%	5.23
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61
ITE (Hotel)	11	Motel/Hotel	rooms	8.17	61%	39%	0.56	53%	47%	0.59
ITE (100 TSF General Office Building)	12	Office	ksf	13.50	88%	12%	1.89	17%	83%	1.82
SANDAG (Government Office)	13	Government Office	ksf	30.00	90%	10%	2.70	30%	70%	3.60
SANDAG (Avg. of Industrial Park & Warehousing)	16	Light/General Industrial	ksf	6.50	76%	24%	0.76	29%	71%	0.86
ITE (Elementary School)	19	Elementary/Middle School	student	1.29	55%	45%	0.42	47%	53%	0.15
ITE (County Park)	26	Park	acre	2.28	100%	0%	0.01	33%	67%	0.06
Not Applicable	36	Open Space	acre	0.00	0%	0%	0.00	0%	0%	0.00

TRIP GENERATION ESTIMATES											
Planning District	TAZ No.	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
						In	Out	Total	In	Out	Total
A, B, C	229	3	Apartment	440 du	2,957	44	180	224	176	97	273
		9	Regional Commercial	360 ksf	10,800	158	101	259	450	490	940
		11	Hotel	320 rooms	2,614	109	70	179	99	90	189
		12	Office	421 ksf	5,684	699	97	796	131	636	767
		SUBTOTAL - [A, B, C]				22,055	1,010	448	1,458	856	1,313
D	259	3	Apartment	300 du	2,016	30	123	153	120	66	186
		9	Regional Commercial	1,129 ksf	33,870	497	316	813	1,411	1,535	2,946
		26	Park	3.5 acre	8	0	0	0	0	0	0
		SUBTOTAL - [D]				35,894	527	439	966	1,531	1,601
E	260	9	Regional Commercial	40 ksf	1,200	18	11	29	50	54	104
		16	Light/General Industrial	8 ksf	52	5	1	6	2	5	7
		SUBTOTAL - [E]				1,252	23	12	35	52	59
F	258	2	Multi-Family Residential	328 du	2,624	56	164	220	148	108	256
		3	Apartment	140 du	941	14	57	71	56	31	87
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	13	26
		26	Park	10.1 acre	23	0	0	0	0	1	1
		SUBTOTAL - [F]				3,888	74	224	298	217	153
G	261	19	Elementary School	538 students	694	124	102	226	38	43	81
		SUBTOTAL - [G]				694	124	102	226	38	43
G	262	2	Multi-Family Residential	415 ksf	3,320	71	208	279	187	137	324
		7	Neighborhood Commercial	15.00 ksf	900	13	8	21	38	41	79
		26	Park	2.8 acre	6	0	0	0	0	0	0
		SUBTOTAL - [G]				4,226	84	216	300	225	178
H	265	1	Single-Family Residential	460 du	4,402	87	258	345	294	170	464
		26	Park	3.3 acre	8	0	0	0	0	0	0
		SUBTOTAL - [H]				4,410	87	258	345	294	170
I	264	1	Single-Family Residential	159 du	1,522	30	89	119	101	60	161
		2	Multi-Family Residential	318 du	2,544	54	159	213	144	104	248
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		26	Park	13.8 acre	31	0	0	0	0	1	1
		SUBTOTAL - [I]				4,697	93	254	347	270	192
J	263	1	Single-Family Residential	130 du	1,244	25	73	98	83	48	131
		2	Multi-Family Residential	28 du	224	5	14	19	13	9	22
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		19	Elementary/Middle School	1,145 students	1,477	263	218	481	80	92	172
		26	Park	10 acre	23	0	0	0	0	0	0
		SUBTOTAL - [J]				3,568	302	311	613	201	176
K, L, M	266	1	Single-Family Residential	74 du	708	14	41	55	47	28	75
		2	Multi-Family Residential	13 du	104	2	7	9	6	4	10
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	14	27
		13	Fire Station	19 ksf	570	46	5	51	21	47	68
		36	Open Space	226 acre	0	0	0	0	0	0	0
		SUBTOTAL - [K, L, M]				1,682	66	56	122	87	93
TOTAL - PROPOSED PROJECT TRIPS					82,366	2,390	2,320	4,710	3,771	3,978	7,749

**Notes:**  
du=dwelling unit  
ksf = 1,000 square feet

**TABLE 2**  
**TRIP GENERATION ESTIMATES - OXNARD RIVERPARK SPECIFIC PLAN AMENDMENT 2021**

TRIP GENERATION RATES										
Source (Oxnard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Single-Family Detached Housing)	1	Single-Family Residential	du	9.57	25%	75%	0.75	63%	37%	1.01
SANDAG (Condominium)	2	Multi-Family Residential	du	8.00	25%	75%	0.67	58%	42%	0.78
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	7	Neighborhood Commercial	ksf	60.00	61%	39%	1.44	48%	52%	5.23
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61
ITE (Hotel)	11	Motel/Hotel	rooms	8.17	61%	39%	0.56	53%	47%	0.59
ITE (100 TSF General Office Building)	12	Office	ksf	13.50	88%	12%	1.89	17%	83%	1.82
SANDAG (Government Office)	13	Government Office	ksf	30.00	90%	10%	2.70	30%	70%	3.60
SANDAG (Avg. of Industrial Park & Warehousing)	16	Light/General Industrial	ksf	6.50	76%	24%	0.76	29%	71%	0.86
ITE (Elementary School)	19	Elementary/Middle School	student	1.29	55%	45%	0.42	47%	53%	0.15
ITE (County Park)	26	Park	acre	2.28	100%	0%	0.01	33%	67%	0.06
Not Applicable	36	Open Space	acre	0.00	0%	0%	0.00	0%	0%	0.00

TRIP GENERATION ESTIMATES											
Planning District	TAZ No.	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
						In	Out	Total	In	Out	Total
A, B, C	229	3	Apartment	1,053 du	7,076	107	430	537	424	229	653
		9	Regional Commercial	75,267 ksf	2,258	33	21	54	94	102	196
		11	Hotel	320 rooms	2,614	109	70	179	100	89	189
		12	Office	421,000 ksf	5,684	700	96	796	131	636	767
		SUBTOTAL - [A, B, C]				17,632	949	617	1,566	749	1,056
D	259	3	Apartment	924 du	6,209	94	377	471	372	201	573
		9	Regional Commercial	812,060 ksf	24,362	357	228	585	1,017	1,102	2,119
		26	Park	3.5 acre	8	0	0	0	0	0	0
		SUBTOTAL - [D]				30,579	451	605	1,056	1,389	1,303
E	260	9	Regional Commercial	46,000 ksf	1,380	20	13	33	58	62	120
		16	Light/General Industrial	8 ksf	52	5	1	6	2	5	7
		SUBTOTAL - [E]				1,432	25	14	39	60	67
F	258	2	Multi-Family Residential	328 du	2,624	55	165	220	148	108	256
		3	Apartment	140 du	941	14	57	71	57	30	87
		7	Neighborhood Commercial	5 ksf	300	4	3	7	12	14	26
		26	Park	10.1 acre	23	0	0	0	0	1	1
		SUBTOTAL - [F]				3,888	73	225	298	217	153
G	261	19	Elementary School	538 students	694	124	102	226	38	43	81
		SUBTOTAL - [G]				694	124	102	226	38	43
G	262	2	Multi-Family Residential	415 ksf	3,320	70	208	278	188	136	324
		7	Neighborhood Commercial	15.00 ksf	900	13	8	21	38	41	79
		26	Park	2.8 acre	6	0	0	0	0	0	0
		SUBTOTAL - [G]				4,226	83	216	299	226	177
H	265	1	Single-Family Residential	486 du	4,651	92	273	365	309	181	490
		26	Park	3.3 acre	8	0	0	0	0	0	0
		SUBTOTAL - [H]				4,659	92	273	365	309	181
I	264	1	Single-Family Residential	159 du	1,522	30	89	119	101	60	161
		2	Multi-Family Residential	318 du	2,544	54	159	213	144	104	248
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		26	Park	13.8 acre	31	0	0	0	0	1	1
		SUBTOTAL - [I]				4,697	93	254	347	270	192
J	263	1	Single-Family Residential	130 du	1,244	25	73	98	83	48	131
		2	Multi-Family Residential	28 du	224	5	14	19	13	9	22
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		19	Elementary/Middle School	1,145 students	1,477	265	216	481	80	92	172
		26	Park	10 acre	23	0	0	0	0	0	0
		SUBTOTAL - [J]				3,568	304	309	613	201	176
K, L, M	266	1	Single-Family Residential	74 du	708	14	42	56	47	28	75
		2	Multi-Family Residential	13 du	104	2	7	9	6	4	10
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	14	27
		13	Fire Station	19 ksf	570	46	5	51	21	47	68
		36	Open Space	226 acre	0	0	0	0	0	0	0
		SUBTOTAL - [K, L, M]				1,682	66	57	123	87	93
TOTAL - PROPOSED PROJECT TRIPS					73,057	2,260	2,672	4,932	3,546	3,441	6,987

**Notes:**  
du=dwelling unit  
ksf = 1,000 square feet



**TABLE 3**  
**INTERSECTION OPERATING CONDITIONS - COMPARATIVE ANALYSIS**  
**SIGNALIZED INTERSECTIONS**

No	Intersection	Peak Hour	Year 2019 Conditions <sup>[a]</sup>		Year 2030 <sup>[b]</sup>		Year 2030 with Original Oxnard Riverpark Specific Plan <sup>[b]</sup>		Year 2030 with Original Oxnard Riverpark Specific Plan PLUS Mitigation <sup>[b]</sup>	
			V/C or Delay <sup>[c]</sup>	LOS	V/C	LOS	V/C	LOS	V/C	LOS
1.	Los Angeles Avenue & Vineyard Avenue	AM PM			0.682 0.642	B B	0.705 0.766	C C		
2.	Central Avenue & Vineyard Avenue	AM PM			0.501 0.412	A A	0.553 0.517	A A		
3.	Thames River Boulevard/Simon Way Vineyard Avenue	AM PM			0.412 0.446	A A	0.578 0.703	A C		
4.	Oxnard Boulevard & Forest Park Boulevard	AM PM			0.081 0.088	A A	0.466 0.589	A A		
5.	Garonne Street/Riverpark Boulevard & Forest Park Boulevard	AM PM			0.108 0.098	A A	0.484 0.602	A B		
6.	Vineyard Avenue & Forest Park Boulevard	AM PM			0.386 0.376	A A	0.709 0.786	C C		
7.	Vineyard Avenue & Stroube Street	AM PM			0.454 0.526	A A	0.503 0.559	A A		
8.	Ventura Road & Town Center Drive	AM PM	0.51 0.53	A A	0.104 0.226	A A	0.439 0.528	A A		
9.	Oxnard Boulevard & Town Center Drive	AM PM	0.66 0.56	B A	0.491 0.488	A A	0.389 0.561	A A		
10.	Vineyard Avenue & Riverpark Boulevard/Ventura Boulevard	AM PM	26.2 29.0	C C	0.464 0.541	A A	0.501 0.604	A B		
11.	Oxnard Boulevard & US 101 Northbound Ramps	AM PM	23.9 26.0	C C	0.324 0.471	A A	0.436 0.635	A B		
12.	Oxnard Boulevard & US 101 Southbound Ramps	AM PM	21.4 22.4	C C	0.176 0.206	A A	0.284 0.368	A A		
13.	Vineyard Avenue & US 101 Northbound Ramps	AM PM	13.4 14.1	B B	0.527 0.659	A B	0.643 0.747	B C		
14.	Vineyard Avenue & US 101 Southbound Ramps	AM PM	17.2 14.7	B B	0.516 0.568	A A	0.537 0.759	A C		
15.	Ventura Road & Wagon Wheel Road	AM PM			0.339 0.333	A A	0.412 0.592	A A		
16.	Ventura Road & US 101 Southbound Off-Ramp	AM PM			0.039 0.066	A A	0.592 0.706	A C		
17.	Oxnard Boulevard & Esplanade Center/Spur Drive	AM PM			0.294 0.481	A A	0.806 0.950	D E	0.659 0.725	B C
18.	Vineyard Avenue & Ventura Road	AM PM			0.484 0.616	A B	0.554 0.791	A C		
19.	Vineyard Avenue & Ventura Road	AM PM			0.439 0.484	A A	0.543 0.592	A A		
20.	Vineyard Avenue & Oxnard Boulevard	AM PM			0.712 0.729	C C	0.730 0.876	C D		
21.	Gonzales Road & Ventura Road	AM PM			0.545 0.731	A C	0.847 0.990	D E	0.651 0.776	B C
22.	Gonzales Road & Oxnard Boulevard	AM PM			0.697 0.829	B D	0.814 0.916	D E	0.709 0.899	C D
23.	Victoria Avenue & Telephone Road	AM PM			0.472 0.607	A B	0.640 0.761	B C		
24.	Victoria Avenue & Ralston Street	AM PM			0.512 0.591	A A	0.700 0.774	B C		
25.	Victoria Avenue & US 101 Northbound Ramps	AM PM			0.519 0.618	A B	0.846 0.736	D C		
26.	US 101 Southbound Ramps & Valentine Road	AM PM			0.403 0.442	A A	0.481 0.541	A A		
27.	Victoria Avenue & Valentine Road	AM PM			0.409 0.601	A B	0.721 0.819	C D		
28.	Ralston Street & Johnson Drive	AM PM			0.514 0.612	A B	0.453 0.550	A A		
29.	Johnson Drive & Bristol Road	AM PM			0.717 0.731	C C	0.751 0.743	C C		
30.	Johnson Drive & North Bank Drive	AM PM			0.553 0.556	A A	0.700 0.856	B D		

**Notes**

- [a] Based on traffic count data collected in September 2019 and existing 2019 lane configurations.  
[b] Source: *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment*, Crain & Associates, October 2009.  
[c] Intersections under Caltrans jurisdiction were evaluated using HCM methodology.

***Attachment A***

***Traffic Counts***

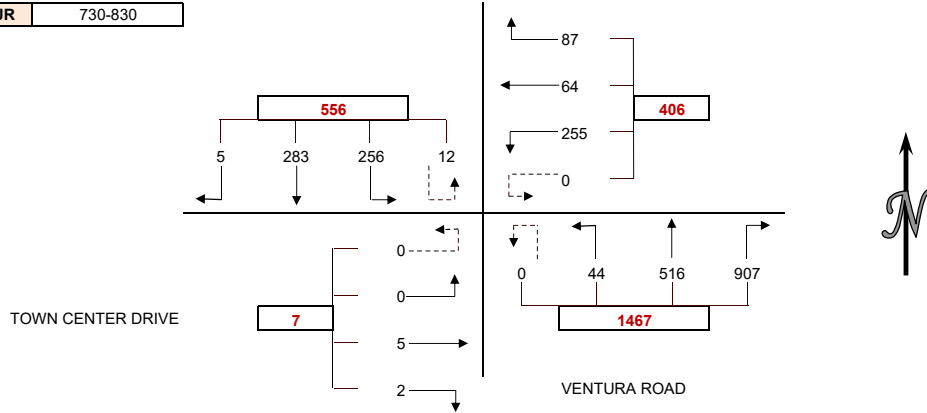
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S VENTURA ROAD  
 E/W TOWN CENTER DRIVE  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	1	51	13	0	8	1	44	0	144	66	2	0	0	0	0	0	330
715-730	0	49	28	0	4	5	51	0	246	99	7	0	0	0	0	0	489
730-745	0	74	44	0	25	10	60	0	242	123	14	0	0	1	0	0	593
745-800	1	77	88	5	30	23	61	0	251	171	12	0	1	2	0	0	722
800-815	1	66	80	6	19	13	66	0	218	134	11	0	1	2	0	0	617
815-830	3	66	44	1	13	18	68	0	196	88	7	0	0	0	0	0	504
830-845	1	44	23	2	11	19	56	1	150	72	8	0	0	2	1	0	390
845-900	3	31	25	1	9	10	57	0	154	65	9	0	0	3	0	0	367
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	2	251	173	5	67	39	216	0	883	459	35	0	1	3	0	0	2134
715-815	2	266	240	11	78	51	238	0	957	527	44	0	2	5	0	0	2421
730-830	5	283	256	12	87	64	255	0	907	516	44	0	2	5	0	0	2436
745-845	6	253	235	14	73	73	251	1	815	465	38	0	2	6	1	0	2233
800-900	8	207	172	10	52	60	247	1	718	359	35	0	1	7	1	0	1878

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	2	0	0	0	2
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	2	2
830-845	0	0	0	0	0
845-900	0	1	0	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	2	0	0	0	2
715-815	2	0	0	0	2
730-830	2	0	0	2	4
745-845	0	0	0	2	2
800-900	0	1	0	2	3

### BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	1	0	0	1
730-745	0	0	0	0	0
745-800	0	0	1	2	3
800-815	0	1	0	0	1
815-830	0	0	0	0	0
830-845	0	2	0	0	2
845-900	1	0	0	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	1	1	2	4
715-815	0	2	1	2	5
730-830	0	1	1	2	4
745-845	0	3	1	2	6
800-900	1	3	0	0	4

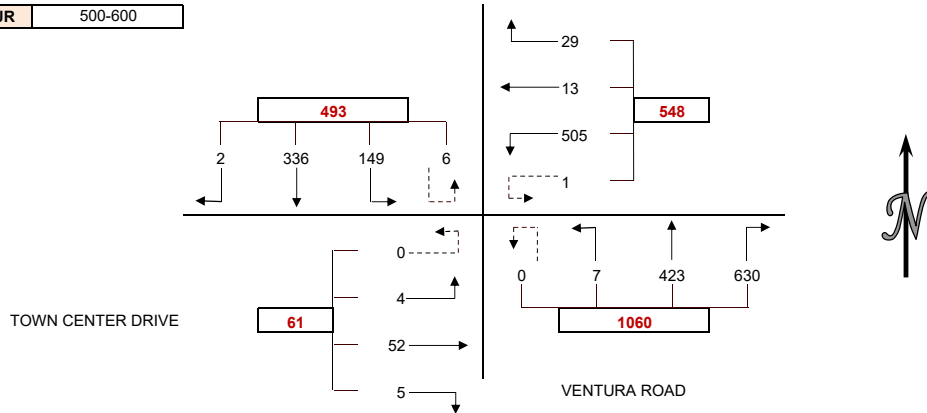
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S VENTURA ROAD  
 E/W TOWN CENTER DRIVE  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	1	71	32	0	5	4	88	0	145	82	2	0	0	11	5	0	446
415-430	1	70	22	3	8	6	107	0	140	113	2	0	1	6	2	0	481
430-445	0	76	34	0	9	7	127	0	169	88	0	0	1	10	0	0	521
445-500	0	90	25	0	8	2	104	0	150	107	4	0	3	6	1	0	500
500-515	0	110	65	1	6	2	108	0	169	116	0	0	3	23	3	0	606
515-530	0	72	24	4	9	4	112	0	140	141	3	0	1	15	1	0	526
530-545	1	91	36	0	10	3	132	0	163	70	1	0	1	7	0	0	515
545-600	1	63	24	1	4	4	153	1	158	96	3	0	0	7	0	0	515
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	2	307	113	3	30	19	426	0	604	390	8	0	5	33	8	0	1948
415-515	1	346	146	4	31	17	446	0	628	424	6	0	8	45	6	0	2108
430-530	0	348	148	5	32	15	451	0	628	452	7	0	8	54	5	0	2153
445-545	1	363	150	5	33	11	456	0	622	434	8	0	8	51	5	0	2147
500-600	2	336	149	6	29	13	505	1	630	423	7	0	5	52	4	0	2162

PEAK HOUR 500-600



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

### BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	1	1
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	1	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	1	1
415-515	0	0	0	1	1
430-530	0	0	0	1	1
445-545	0	0	0	0	0
500-600	0	0	0	1	1

### APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	425	431		475	750		1002	738		46	29
415-515	497	465		494	819		1058	800		59	24
430-530	501	494		498	830		1087	807		67	22
445-545	519	477		500	823		1064	827		64	20
500-600	493	462		548	832		1060	846		61	22

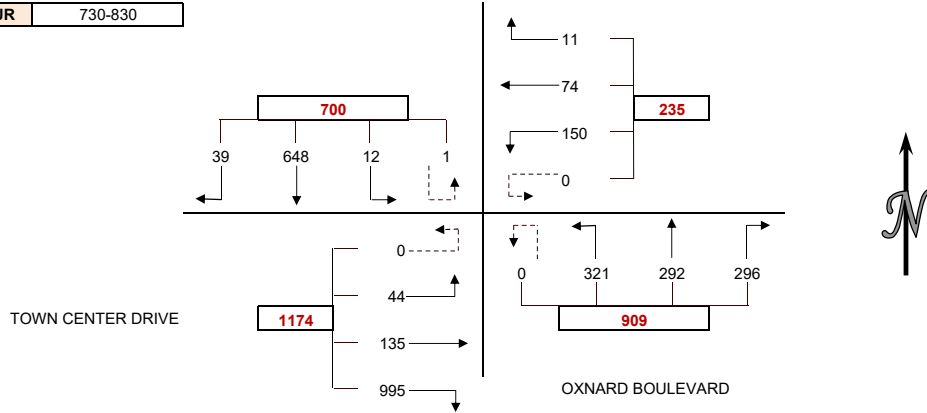
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W TOWN CENTER DRIVE  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	5	124	2	0	2	11	38	0	43	44	38	0	181	19	1	0	508
715-730	11	149	3	0	3	13	39	0	45	44	57	0	235	26	4	0	629
730-745	5	190	2	0	3	18	38	0	68	59	70	0	270	26	8	0	757
745-800	10	174	2	0	2	12	39	0	68	105	103	0	310	41	14	0	880
800-815	16	159	3	1	1	23	41	0	79	72	75	0	226	29	12	0	737
815-830	8	125	5	0	5	21	32	0	81	56	73	0	189	39	10	0	644
830-845	9	119	1	0	3	22	42	0	57	50	64	0	140	25	7	0	539
845-900	8	80	5	0	2	19	44	0	54	55	61	1	152	30	12	0	523
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	31	637	9	0	10	54	154	0	224	252	268	0	996	112	27	0	2774
715-815	42	672	10	1	9	66	157	0	260	280	305	0	1041	122	38	0	3003
730-830	39	648	12	1	11	74	150	0	296	292	321	0	995	135	44	0	3018
745-845	43	577	11	1	11	78	154	0	285	283	315	0	865	134	43	0	2800
800-900	41	483	14	1	11	85	159	0	271	233	273	1	707	123	41	0	2443

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	1	0	0	1
715-730	2	0	0	1	3
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	5	0	0	0	5
815-830	5	2	0	1	8
830-845	0	0	1	0	1
845-900	0	0	1	1	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	2	1	0	1	4
715-815	7	0	0	1	8
730-830	10	2	0	1	13
745-845	10	2	1	1	14
800-900	10	2	2	2	16

### BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	2	1	0	3
715-730	0	0	1	0	1
730-745	0	0	1	0	1
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	2	3	0	5
715-815	0	0	2	0	2
730-830	0	0	1	0	1
745-845	0	0	0	0	0
800-900	0	0	0	0	0

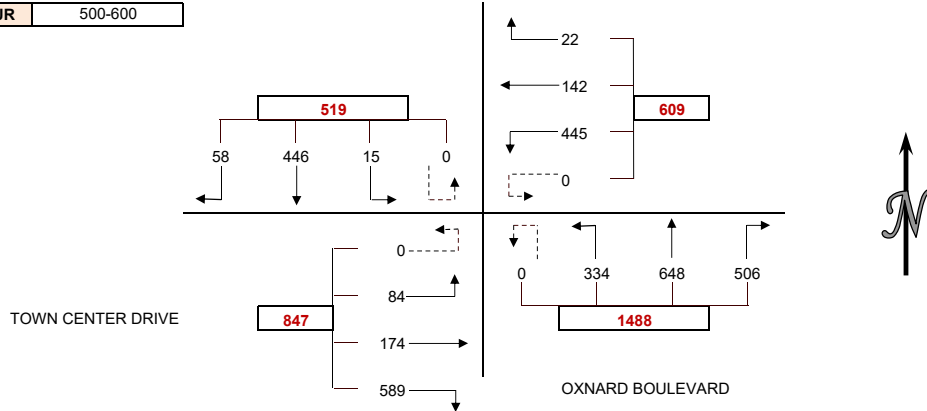
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W TOWN CENTER DRIVE  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	18	110	3	0	6	18	85	0	101	122	62	1	164	40	14	0	744
415-430	9	102	5	0	7	33	99	0	129	147	88	0	116	37	15	0	787
430-445	25	127	2	0	9	26	96	0	118	146	78	0	152	29	15	0	823
445-500	13	104	2	0	7	29	68	0	132	154	71	0	146	41	17	0	784
500-515	16	119	3	0	5	32	134	0	128	140	74	0	166	45	11	0	873
515-530	9	103	5	0	3	46	113	0	119	171	71	0	151	41	23	0	855
530-545	17	123	2	0	8	37	108	0	132	155	93	0	138	37	25	0	875
545-600	16	101	5	0	6	27	90	0	127	182	96	0	134	51	25	0	860
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	65	443	12	0	29	106	348	0	480	569	299	1	578	147	61	0	3138
415-515	63	452	12	0	28	120	397	0	507	587	311	0	580	152	58	0	3267
430-530	63	453	12	0	24	133	411	0	497	611	294	0	615	156	66	0	3335
445-545	55	449	12	0	23	144	423	0	511	620	309	0	601	164	76	0	3387
500-600	58	446	15	0	22	142	445	0	506	648	334	0	589	174	84	0	3463

PEAK HOUR 500-600



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	1	0	1
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	1	0	1
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	1	0	1
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	0	0	2	0	2
415-515	0	0	1	0	1
430-530	0	0	1	0	1
445-545	0	0	2	0	2
500-600	0	0	1	0	1

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	1	0	1
445-500	1	0	1	0	2
500-515	0	1	1	0	2
515-530	1	0	0	0	1
530-545	0	1	1	0	2
545-600	0	0	1	0	1
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	1	0	2	0	3
415-515	1	1	3	0	5
430-530	2	1	3	0	6
445-545	2	2	3	0	7
500-600	1	2	3	0	6

### APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	520	659		483	639		1349	1370		786	470
415-515	527	673		545	671		1405	1429		790	494
430-530	528	701		568	665		1402	1479		837	490
445-545	516	719		590	687		1440	1473		841	508
500-600	519	754		609	695		1488	1480		847	534

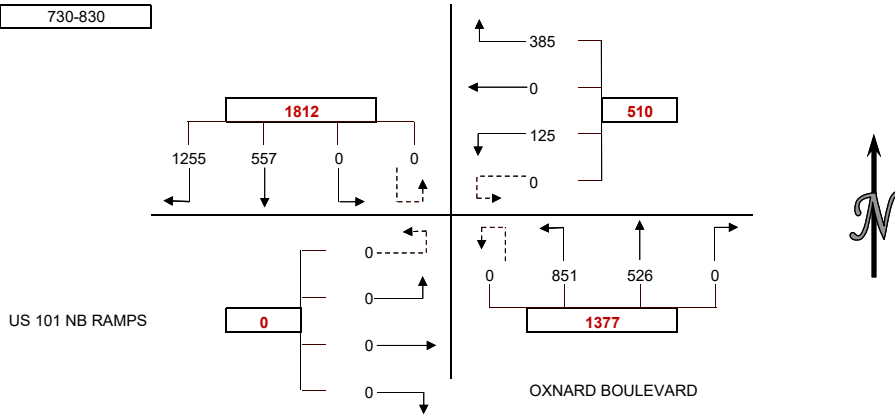
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W US 101 NB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	191	112	0	0	58	0	27	0	0	60	130	0	0	0	0	0	578
715-730	282	120	0	0	74	0	24	0	0	76	169	0	0	0	0	0	745
730-745	338	158	0	0	82	0	32	0	0	97	212	0	0	0	0	0	919
745-800	406	159	0	0	107	0	32	0	0	138	240	0	0	0	0	0	1082
800-815	290	121	0	0	93	0	32	0	0	159	208	0	0	0	0	0	903
815-830	221	119	0	0	103	0	29	0	0	132	191	0	0	0	0	0	795
830-845	194	102	0	0	84	0	24	0	0	88	169	0	0	0	0	0	661
845-900	199	97	0	0	99	0	32	0	0	82	199	0	0	0	0	0	708
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	1217	549	0	0	321	0	115	0	0	371	751	0	0	0	0	0	3324
715-815	1316	558	0	0	356	0	120	0	0	470	829	0	0	0	0	0	3649
730-830	1255	557	0	0	385	0	125	0	0	526	851	0	0	0	0	0	3699
745-845	1111	501	0	0	387	0	117	0	0	517	808	0	0	0	0	0	3441
800-900	904	439	0	0	379	0	117	0	0	461	767	0	0	0	0	0	3067

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	1	1	0	0	2
715-730	2	0	0	0	2
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	1	0	0	1
815-830	1	2	0	0	3
830-845	1	0	0	0	1
845-900	1	1	0	0	2
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	3	1	0	0	4
715-815	2	1	0	0	3
730-830	1	3	0	0	4
745-845	2	3	0	0	5
800-900	3	4	0	0	7

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	0	0	0	0	0
715-730	0	2	0	0	2
730-745	0	1	0	0	1
745-800	0	0	0	0	0
800-815	1	0	0	0	1
815-830	1	0	0	0	1
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	0	3	0	0	3
715-815	1	3	0	0	4
730-830	2	1	0	0	3
745-845	2	0	0	0	2
800-900	2	0	0	0	2

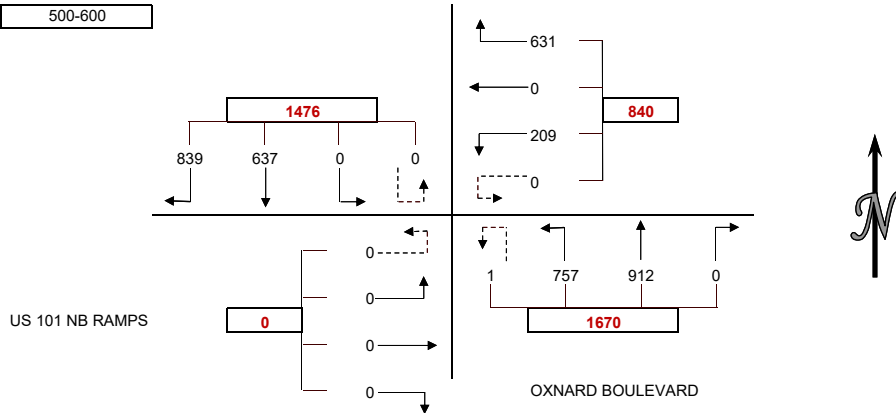
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W US 101 NB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	192	148	0	0	128	0	42	0	0	192	194	0	0	0	0	0	896
415-430	206	163	0	0	151	0	71	0	0	218	205	1	0	0	0	0	1015
430-445	208	148	0	0	152	0	50	0	0	204	180	1	0	0	0	0	943
445-500	209	146	0	0	132	0	40	0	0	256	174	0	0	0	0	0	957
500-515	202	171	0	0	129	0	42	0	0	219	191	1	0	0	0	0	955
515-530	213	133	0	0	144	0	54	0	0	242	215	0	0	0	0	0	1001
530-545	205	165	0	0	159	0	57	0	0	223	186	0	0	0	0	0	995
545-600	219	168	0	0	199	0	56	0	0	228	165	0	0	0	0	0	1035
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	815	605	0	0	563	0	203	0	0	870	753	2	0	0	0	0	3811
415-515	825	628	0	0	564	0	203	0	0	897	750	3	0	0	0	0	3870
430-530	832	598	0	0	557	0	186	0	0	921	760	2	0	0	0	0	3856
445-545	829	615	0	0	564	0	193	0	0	940	766	1	0	0	0	0	3908
500-600	839	637	0	0	631	0	209	0	0	912	757	1	0	0	0	0	3986

PEAK HOUR 500-600



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	0	0	0
415-430	0	2	0	0	2
430-445	0	2	0	0	2
445-500	1	1	0	0	2
500-515	0	0	0	0	0
515-530	0	3	0	0	3
530-545	0	0	0	0	0
545-600	1	0	0	0	1
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	1	5	0	0	6
415-515	1	5	0	0	6
430-530	1	6	0	0	7
445-545	1	4	0	0	5
500-600	1	3	0	0	4

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	1	0	0	1
530-545	0	0	0	0	0
545-600	0	-1	0	0	-1
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	1	0	0	1
445-545	0	1	0	0	1
500-600	0	0	0	0	0

### APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1420	1433		766	0		1625	810		0	1568
415-515	1453	1461		767	0		1650	834		0	1575
430-530	1430	1478		743	0		1683	786		0	1592
445-545	1444	1504		757	0		1707	809		0	1595
500-600	1476	1543		840	0		1670	847		0	1596



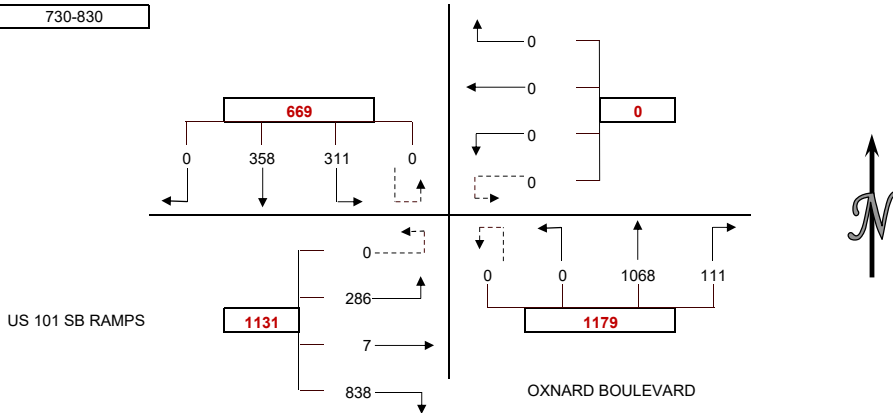
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W US 101 SB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	0	59	74	0	0	0	0	0	28	196	0	0	97	0	49	0	503
715-730	0	55	81	0	0	0	0	0	30	227	0	0	185	1	56	0	635
730-745	0	96	90	0	0	0	0	0	28	251	0	0	273	3	57	0	798
745-800	0	104	83	0	0	0	0	0	30	339	0	0	223	3	74	0	856
800-815	0	88	66	0	0	0	0	0	22	241	0	0	174	0	78	0	669
815-830	0	70	72	0	0	0	0	0	31	237	0	0	168	1	77	0	656
830-845	0	59	83	0	0	0	0	0	45	206	0	0	145	0	66	0	604
845-900	0	81	52	0	0	0	0	0	35	207	0	0	151	0	48	0	574
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	0	314	328	0	0	0	0	0	116	1013	0	0	778	7	236	0	2792
715-815	0	343	320	0	0	0	0	0	110	1058	0	0	855	7	265	0	2958
730-830	0	358	311	0	0	0	0	0	111	1068	0	0	838	7	286	0	2979
745-845	0	321	304	0	0	0	0	0	128	1023	0	0	710	4	295	0	2785
800-900	0	298	273	0	0	0	0	0	133	891	0	0	638	1	269	0	2503

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	1	1	2
715-730	0	0	0	2	2
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	1	0	1
815-830	0	0	2	0	2
830-845	0	0	0	2	2
845-900	0	0	1	1	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	1	3	4
715-815	0	0	1	2	3
730-830	0	0	3	0	3
745-845	0	0	3	2	5
800-900	0	0	4	3	7

### BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	1	0	1
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	1	1
815-830	0	0	0	1	1
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	1	0	1
715-815	0	0	1	1	2
730-830	0	0	0	2	2
745-845	0	0	0	2	2
800-900	0	0	0	2	2

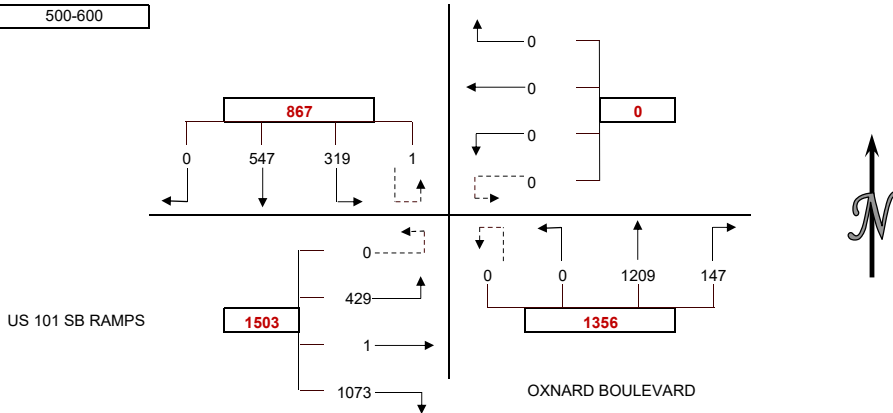
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S OXNARD BOULEVARD  
 E/W US 101 SB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	0	125	61	0	0	0	0	0	39	255	0	0	269	0	100	0	849
415-430	0	137	68	0	0	0	0	0	36	306	0	0	282	0	94	0	923
430-445	0	119	71	0	0	0	0	0	40	295	0	0	243	1	101	0	870
445-500	0	110	55	0	0	0	0	0	35	239	0	0	264	0	124	0	827
500-515	0	156	91	0	0	0	0	0	28	308	0	0	269	1	103	0	956
515-530	0	114	83	0	0	0	0	0	44	321	0	0	277	0	105	0	944
530-545	0	140	76	1	0	0	0	0	36	314	0	0	266	0	110	0	943
545-600	0	137	69	0	0	0	0	0	39	266	0	0	261	0	111	0	883
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	0	491	255	0	0	0	0	0	150	1095	0	0	1058	1	419	0	3469
415-515	0	522	285	0	0	0	0	0	139	1148	0	0	1058	2	422	0	3576
430-530	0	499	300	0	0	0	0	0	147	1163	0	0	1053	2	433	0	3597
445-545	0	520	305	1	0	0	0	0	143	1182	0	0	1076	1	442	0	3670
500-600	0	547	319	1	0	0	0	0	147	1209	0	0	1073	1	429	0	3726

PEAK HOUR 500-600



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	1	0	1
415-430	0	0	1	0	1
430-445	0	0	2	0	2
445-500	0	0	1	0	1
500-515	0	0	1	0	1
515-530	0	0	2	0	2
530-545	0	0	1	1	2
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	0	0	5	0	5
415-515	0	0	5	0	5
430-530	0	0	6	0	6
445-545	0	0	5	1	6
500-600	0	0	4	1	5

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	1	1
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	1	0	1
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	0	0	0	1	1
415-515	0	0	0	1	1
430-530	0	0	0	1	1
445-545	0	0	1	1	2
500-600	0	0	1	0	1

### APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	746	1514		0	406		1245	1549		1478	0
415-515	807	1570		0	426		1287	1580		1482	0
430-530	799	1596		0	449		1310	1552		1488	0
445-545	826	1625		0	449		1325	1596		1519	0
500-600	867	1639		0	467		1356	1620		1503	0

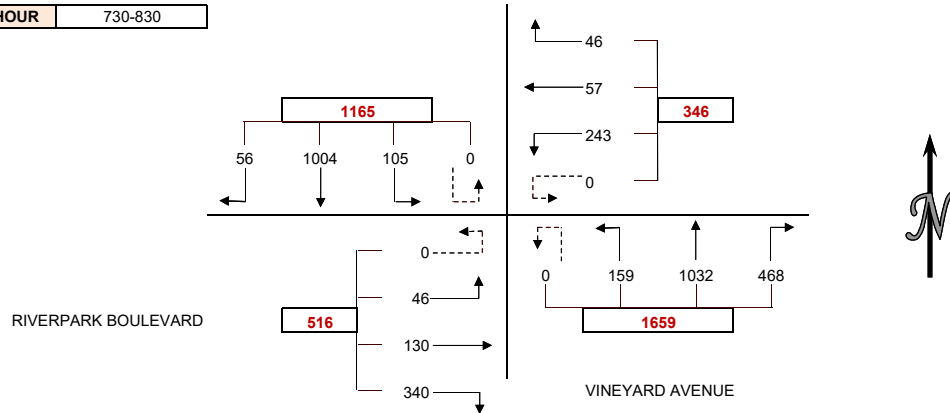
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W RIVERPARK BOULEVARD  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	8	196	13	0	8	10	29	0	55	184	30	0	61	13	3	0	610
715-730	10	226	26	0	17	11	50	0	83	220	25	0	85	30	9	0	792
730-745	10	279	29	0	4	9	46	0	124	264	31	0	77	41	8	0	922
745-800	14	242	32	0	15	20	81	0	121	250	39	0	95	41	15	0	965
800-815	22	238	23	0	18	15	39	0	134	284	37	0	82	35	10	0	937
815-830	10	245	21	0	9	13	77	0	89	234	52	0	86	13	13	0	862
830-845	15	260	16	0	11	14	51	0	48	207	41	0	80	10	11	0	764
845-900	22	223	14	0	13	8	58	0	43	166	30	0	79	7	9	0	672
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	42	943	100	0	44	50	206	0	383	918	125	0	318	125	35	0	3289
715-815	56	985	110	0	54	55	216	0	462	1018	132	0	339	147	42	0	3616
730-830	56	1004	105	0	46	57	243	0	468	1032	159	0	340	130	46	0	3686
745-845	61	985	92	0	53	62	248	0	392	975	169	0	343	99	49	0	3528
800-900	69	966	74	0	51	50	225	0	314	891	160	0	327	65	43	0	3235

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	0	0	0	2	2
715-730	2	1	0	1	4
730-745	0	0	1	1	2
745-800	0	2	0	0	2
800-815	0	3	0	1	4
815-830	0	0	0	1	1
830-845	0	1	0	2	3
845-900	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	2	3	1	4	10
715-815	2	6	1	3	12
730-830	0	5	1	3	9
745-845	0	6	0	4	10
800-900	0	4	0	4	8

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	1	1
800-815	1	0	0	2	3
815-830	0	0	0	0	0
830-845	0	0	0	1	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	0	0	0	2	2
715-815	1	0	0	4	5
730-830	1	0	0	4	5
745-845	1	0	0	4	5
800-900	1	0	0	3	4

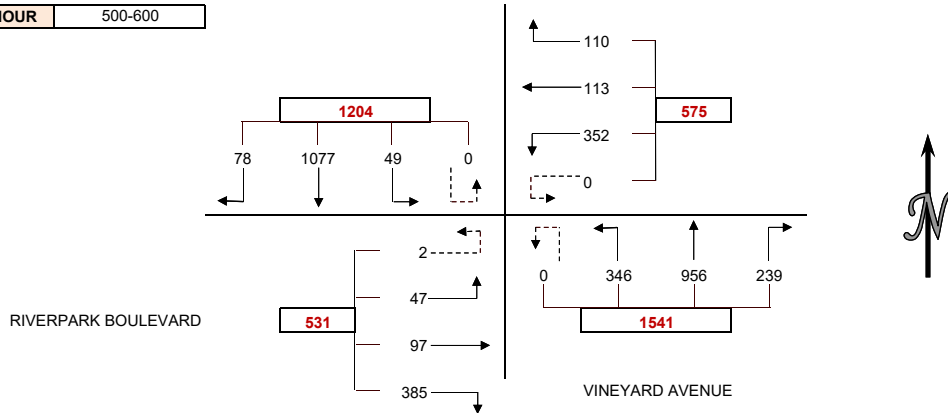
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W RIVERPARK BOULEVARD  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	15	259	15	0	27	20	85	0	53	213	67	0	76	16	13	0	859
415-430	13	253	10	0	22	29	83	0	68	222	62	0	78	18	20	1	879
430-445	16	294	12	0	22	30	77	0	62	243	70	0	62	13	11	0	912
445-500	23	238	17	0	20	30	78	0	67	238	75	0	100	17	11	0	914
500-515	16	297	15	0	34	19	87	0	65	243	93	0	86	20	12	1	988
515-530	19	243	9	0	23	33	89	0	72	246	74	0	94	28	14	0	944
530-545	31	310	5	0	31	26	77	0	45	229	105	0	100	27	10	0	996
545-600	12	227	20	0	22	35	99	0	57	238	74	0	105	22	11	1	923
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBLT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBLT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	67	1044	54	0	91	109	323	0	250	916	274	0	316	64	55	1	3564
415-515	68	1082	54	0	98	108	325	0	262	946	300	0	326	68	54	2	3693
430-530	74	1072	53	0	99	112	331	0	266	970	312	0	342	78	48	1	3758
445-545	89	1088	46	0	108	108	331	0	249	956	347	0	380	92	47	1	3842
500-600	78	1077	49	0	110	113	352	0	239	956	346	0	385	97	47	2	3851

PEAK HOUR 500-600



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	3	0	0	1	4
415-430	1	0	0	3	4
430-445	1	0	0	3	4
445-500	0	0	0	0	0
500-515	1	0	0	3	4
515-530	0	0	0	3	3
530-545	1	0	0	3	4
545-600	1	0	0	2	3
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	5	0	0	7	12
415-515	3	0	0	9	12
430-530	2	0	0	9	11
445-545	2	0	0	9	11
500-600	3	0	0	11	14

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-415	1	1	0	1	3
415-430	0	0	0	0	0
430-445	2	0	0	1	3
445-500	2	0	0	1	3
500-515	2	0	0	0	2
515-530	2	0	0	0	2
530-545	1	2	0	0	3
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
400-500	5	1	0	3	9
415-515	6	0	0	2	8
430-530	8	0	0	2	10
445-545	7	2	0	1	10
500-600	5	2	0	0	7

### APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1165	1062		523	368		1440	1683		436	451
415-515	1204	1098		531	384		1508	1733		450	478
430-530	1199	1117		542	397		1548	1745		469	499
445-545	1223	1111		547	387		1552	1799		520	545
500-600	1204	1113		575	385		1541	1814		531	539

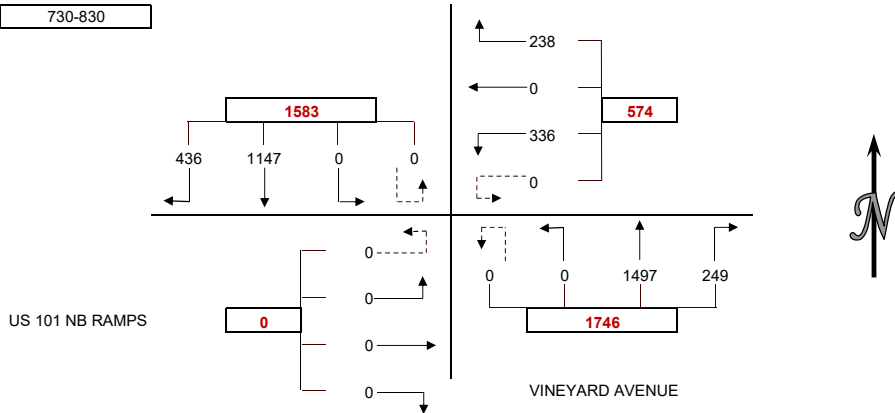
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W US 101 NB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	84	200	0	0	43	0	66	0	51	215	0	0	0	0	0	0	659
715-730	100	233	0	0	52	0	83	0	77	314	0	0	0	0	0	0	859
730-745	117	279	0	0	63	0	92	0	73	385	0	0	0	0	0	0	1009
745-800	123	331	0	0	44	0	79	0	80	378	0	0	0	0	0	0	1035
800-815	96	274	0	0	64	0	72	0	56	431	0	0	0	0	0	0	993
815-830	100	263	0	0	67	0	93	0	40	303	0	0	0	0	0	0	866
830-845	82	288	0	0	58	0	133	0	51	241	0	0	0	0	0	0	853
845-900	72	275	0	0	42	0	89	0	56	227	0	0	0	0	0	0	761
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	424	1043	0	0	202	0	320	0	281	1292	0	0	0	0	0	0	3562
715-815	436	1117	0	0	223	0	326	0	286	1508	0	0	0	0	0	0	3896
730-830	436	1147	0	0	238	0	336	0	249	1497	0	0	0	0	0	0	3903
745-845	401	1156	0	0	233	0	377	0	227	1353	0	0	0	0	0	0	3747
800-900	350	1100	0	0	231	0	387	0	203	1202	0	0	0	0	0	0	3473

PEAK HOUR 730-830



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	2	0	0	0	2
715-730	0	0	1	0	1
730-745	2	0	0	0	2
745-800	1	1	1	0	3
800-815	1	0	0	0	1
815-830	2	0	0	0	2
830-845	1	1	1	0	3
845-900	2	0	0	0	2
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	5	1	2	0	8
715-815	4	1	2	0	7
730-830	6	1	1	0	8
745-845	5	2	2	0	9
800-900	6	1	1	0	8

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	1	1	1	0	3
715-730	0	1	0	0	1
730-745	2	0	0	0	2
745-800	0	0	0	0	0
800-815	1	0	0	0	1
815-830	1	0	0	0	1
830-845	1	0	0	0	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	3	2	1	0	6
715-815	3	1	0	0	4
730-830	4	0	0	0	4
745-845	3	0	0	0	3
800-900	3	0	0	0	3

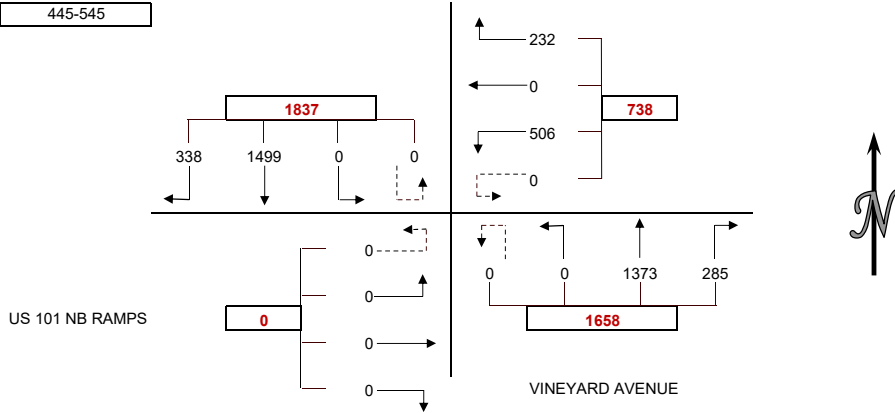
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W US 101 NB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	59	349	0	0	48	0	113	0	66	278	0	0	0	0	0	0	913
415-430	83	309	0	0	44	0	98	0	70	311	0	0	0	0	0	0	915
430-445	71	349	0	0	50	0	136	0	63	338	0	0	0	0	0	0	1007
445-500	80	381	0	0	55	0	106	0	54	339	0	0	0	0	0	0	1015
500-515	92	384	0	0	50	0	142	0	69	345	0	0	0	0	0	0	1082
515-530	73	351	0	0	59	0	120	0	92	342	0	0	0	0	0	0	1037
530-545	93	383	0	0	68	0	138	0	70	347	0	0	0	0	0	0	1099
545-600	82	319	0	0	60	0	129	0	57	341	0	0	0	0	0	0	988
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	293	1388	0	0	197	0	453	0	253	1266	0	0	0	0	0	0	3850
415-515	326	1423	0	0	199	0	482	0	256	1333	0	0	0	0	0	0	4019
430-530	316	1465	0	0	214	0	504	0	278	1364	0	0	0	0	0	0	4141
445-545	338	1499	0	0	232	0	506	0	285	1373	0	0	0	0	0	0	4233
500-600	340	1437	0	0	237	0	529	0	288	1375	0	0	0	0	0	0	4206

PEAK HOUR 445-545



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-415	1	0	0	0	1
415-430	1	0	0	0	1
430-445	2	0	0	0	2
445-500	1	0	0	0	1
500-515	3	0	0	0	3
515-530	2	0	0	0	2
530-545	3	0	0	0	3
545-600	2	0	0	0	2
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-500	5	0	0	0	5
415-515	7	0	0	0	7
430-530	8	0	0	0	8
445-545	9	0	0	0	9
500-600	10	0	0	0	10

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-415	0	1	1	0	2
415-430	0	0	0	0	0
430-445	1	0	0	0	1
445-500	1	1	1	0	3
500-515	2	0	0	0	2
515-530	0	0	0	0	0
530-545	0	2	2	0	4
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-500	2	2	2	0	6
415-515	4	1	1	0	6
430-530	4	1	1	0	6
445-545	3	3	3	0	9
500-600	2	2	2	0	6

### APPROACH SUMMARIES

	NORTH APRCH		EAST APRCH		SOUTH APRCH		WEST APRCH	
	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT
400-500	1681	1463	650	253	1519	1841	0	293
415-515	1749	1532	681	256	1589	1905	0	326
430-530	1781	1578	718	278	1642	1969	0	316
445-545	1837	1605	738	285	1658	2005	0	338
500-600	1777	1612	766	288	1663	1966	0	340

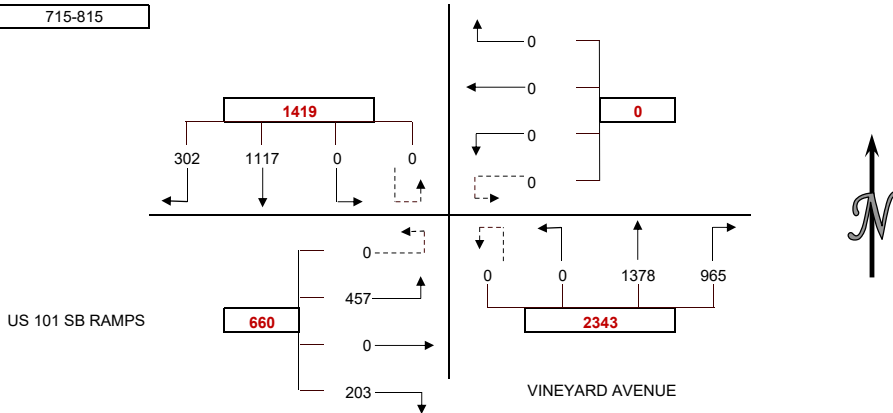
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 7:00 AM TO 9:00 AM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W US 101 SB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	89	172	0	0	0	0	0	0	291	223	0	0	21	0	43	0	839
715-730	82	257	0	0	0	0	0	0	267	313	0	0	48	0	120	0	1087
730-745	88	260	0	0	0	0	0	0	242	384	0	0	33	0	95	0	1102
745-800	80	337	0	0	0	0	0	0	202	327	0	0	50	0	139	0	1135
800-815	52	263	0	0	0	0	0	0	254	354	0	0	72	0	103	0	1098
815-830	83	325	0	0	0	0	0	0	218	291	0	0	49	0	76	0	1042
830-845	66	348	0	0	0	0	0	0	226	243	0	0	43	0	65	0	991
845-900	72	310	0	0	0	0	0	0	172	200	0	0	37	0	60	0	851
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	339	1026	0	0	0	0	0	0	1002	1247	0	0	152	0	397	0	4163
715-815	302	1117	0	0	0	0	0	0	965	1378	0	0	203	0	457	0	4422
730-830	303	1185	0	0	0	0	0	0	916	1356	0	0	204	0	413	0	4377
745-845	281	1273	0	0	0	0	0	0	900	1215	0	0	214	0	383	0	4266
800-900	273	1246	0	0	0	0	0	0	870	1088	0	0	201	0	304	0	3982

PEAK HOUR 715-815



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	0	0	0	2	2
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	2	2
800-815	0	0	0	0	0
815-830	0	0	0	3	3
830-845	0	0	0	1	1
845-900	0	0	0	2	2
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	0	0	0	5	5
715-815	0	0	0	3	3
730-830	0	0	0	6	6
745-845	0	0	0	6	6
800-900	0	0	0	6	6

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-715	0	0	0	1	1
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	0	0
800-815	0	0	0	1	1
815-830	0	0	0	1	1
830-845	0	0	0	1	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD	LEG	LEG	LEG	LEG	TOTAL
700-800	0	0	0	2	2
715-815	0	0	0	2	2
730-830	0	0	0	3	3
745-845	0	0	0	3	3
800-900	0	0	0	3	3

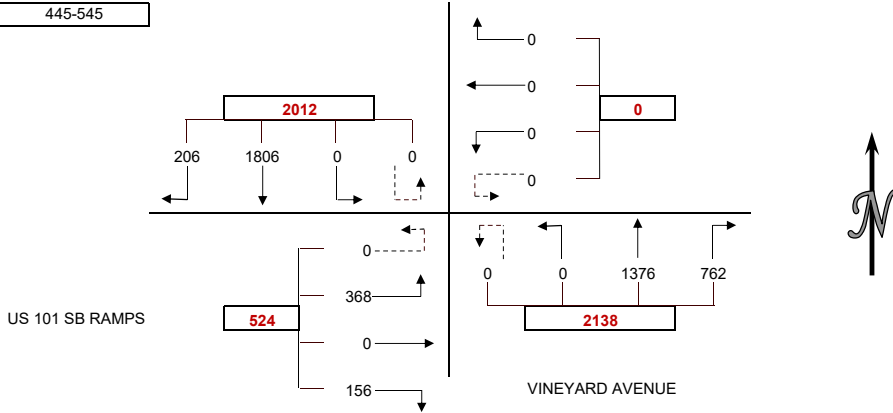
## INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: GIBSON TRANSPORTATION CONSULTING, INC.  
 PROJECT: RIVERPARK TRAFFIC COUNTS  
 DATE: WEDNESDAY SEPTEMBER 18, 2019  
 PERIOD: 4:00 PM TO 6:00 PM  
 INTERSECTION: N/S VINEYARD AVENUE  
 E/W US 101 SB RAMPS  
 CITY: OXNARD

### VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	59	439	0	0	0	0	0	0	176	274	0	0	35	0	86	0	1069
415-430	62	402	0	0	0	0	0	0	167	316	0	0	42	0	92	0	1081
430-445	45	420	0	0	0	0	0	0	179	295	0	0	28	0	100	0	1067
445-500	56	451	0	0	0	0	0	0	163	294	0	0	32	0	106	0	1102
500-515	47	484	0	0	0	0	0	0	204	333	0	0	42	0	94	0	1204
515-530	46	421	0	0	0	0	0	0	204	385	0	0	48	0	79	0	1183
530-545	57	450	0	0	0	0	0	0	191	364	0	0	34	0	89	0	1185
545-600	48	443	0	0	0	0	0	0	167	318	0	0	34	0	92	0	1102
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	TOTAL
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	222	1712	0	0	0	0	0	0	685	1179	0	0	137	0	384	0	4319
415-515	210	1757	0	0	0	0	0	0	713	1238	0	0	144	0	392	0	4454
430-530	194	1776	0	0	0	0	0	0	750	1307	0	0	150	0	379	0	4556
445-545	206	1806	0	0	0	0	0	0	762	1376	0	0	156	0	368	0	4674
500-600	198	1798	0	0	0	0	0	0	766	1400	0	0	158	0	354	0	4674

PEAK HOUR 445-545



### PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-415	0	0	0	3	3
415-430	0	0	0	1	1
430-445	0	0	0	2	2
445-500	0	0	0	0	0
500-515	0	0	0	2	2
515-530	0	0	0	1	1
530-545	0	0	0	2	2
545-600	0	0	0	2	2
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-500	0	0	0	6	6
415-515	0	0	0	5	5
430-530	0	0	0	5	5
445-545	0	0	0	5	5
500-600	0	0	0	7	7

### BICYCLE COUNTS

15 MIN COUNTS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-415	0	0	0	1	1
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	1	1
500-515	0	0	0	1	1
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG	TOTAL
PERIOD					
400-500	0	0	0	2	2
415-515	0	0	0	2	2
430-530	0	0	0	2	2
445-545	0	0	0	2	2
500-600	0	0	0	1	1

### APPROACH SUMMARIES

	NORTH APRCH		EAST APRCH		SOUTH APRCH		WEST APRCH	
	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT
400-500	1934	1563	0	685	1864	1849	521	222
415-515	1967	1630	0	713	1951	1901	536	210
430-530	1970	1686	0	750	2057	1926	529	194
445-545	2012	1744	0	762	2138	1962	524	206
500-600	1996	1754	0	766	2166	1956	512	198



***Attachment B***

***Level of Service Worksheets***

-----  
-----  
Scenario Report

Scenario: 2019\_AM  
Command: 2019\_AM  
Volume: 2019\_AM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: Default Trip Generation  
Trip Distribution: Default Trip Distribution  
Paths: Default Path  
Routes: Default Route  
Configuration: Default Configuration

Impact Analysis Report  
Level Of Service

Intersection	Base			Future			Change in
	Del/ LOS	Veh C	V/ C	Del/ LOS	Veh C	V/ C	
# 8 VENTURA RD / TOWN CENTER DR	A	xxxxx	0.513	A	xxxxx	0.513	+ 0.000 V/C
# 9 OXNARD BLVD / TOWN CENTER DR	B	xxxxx	0.660	B	xxxxx	0.660	+ 0.000 V/C
# 10 VINEYARD AVE (SR-232) / RIVER	C	26.2	0.640	C	26.2	0.640	+ 0.000 D/V
# 11 OXNARD BLVD / US-101 NB RAMPS	C	23.9	0.517	C	23.9	0.517	+ 0.000 D/V
# 12 OXNARD BLVD / US 101 SB RAMPS	C	21.4	0.369	C	21.4	0.369	+ 0.000 D/V
# 13 VINEYARD AVE / US-101 NB RAMPS	B	13.4	0.474	B	13.4	0.474	+ 0.000 D/V
# 14 VINEYARD AVE / US-101 SB RAMPS	B	17.2	0.682	B	17.2	0.682	+ 0.000 D/V

```

-----
Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)
*****
Intersection #8 VENTURA RD / TOWN CENTER DR
*****
Cycle (sec):          100          Critical Vol./Cap.(X):          0.513
Loss Time (sec):       10          Average Delay (sec/veh):       xxxxxx
Optimal Cycle:         34          Level Of Service:           A
*****
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:       Prot+Permit      Prot+Permit      Split Phase      Split Phase
Rights:        Ignore          Include          Include          Include
Min. Green:    0    0    0      0    0    0      0    0    0      0    0    0
Y+R:           4.0  4.0  4.0    4.0  4.0  4.0    4.0  4.0  4.0    4.0  4.0  4.0
Lanes:         1  0  2  0  1      1  0  1  1  0      0  0  1! 0  0      2  0  1  0  1
-----|-----|-----|-----|
Volume Module:
Base Vol:      44  516  907  268  283  5      1  5  2  255  64  87
Growth Adj:    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:   44  516  907  268  283  5      1  5  2  255  64  87
User Adj:      1.00 1.00 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:       1.00 1.00 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:    44  516  0  268  283  5      1  5  2  255  64  87
Reduct Vol:    0    0    0    0    0    0      0  0  0  0    0    0
Reduced Vol:   44  516  0  268  283  5      1  5  2  255  64  87
PCE Adj:       1.00 1.00 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj:       1.00 1.00 0.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
FinalVolume:   44  516  0  268  283  5      1  5  2  255  64  87
-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:      1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600
Adjustment:    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Lanes:         1.00 2.00 1.00 1.00 1.97 0.03 0.12 0.63 0.25 2.00 1.00 1.00
Final Sat.:    1600 3200 1600 1600 3144 56  200 1000 400 3200 1600 1600
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:       0.03 0.16 0.00 0.17 0.09 0.09 0.01 0.01 0.01 0.08 0.04 0.05
Crit Moves:    ****          ****          ****          ****
*****

```

```

-----
Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)
*****
Intersection #9 OXNARD BLVD / TOWN CENTER DR
*****
Cycle (sec):          100          Critical Vol./Cap.(X):          0.660
Loss Time (sec):       10          Average Delay (sec/veh):       xxxxxx
Optimal Cycle:         45          Level Of Service:           B
*****
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:       Protected      Protected      Split Phase      Split Phase
Rights:        Ov1           Include       Ov1           Ov1
Min. Green:    0   0   0       0   0   0       0   0   0       0   0   0
Y+R:          4.0 4.0 4.0     4.0 4.0 4.0     4.0 4.0 4.0     4.0 4.0 4.0
Lanes:         2 0 2 0 1       1 0 2 0 1       1 1 1 0 2       1 1 1 0 1
-----|-----|-----|-----|
Volume Module:
Base Vol:      321 292 296      13 648 39      44 135 995 150 74 11
Growth Adj:    1.00 1.00 1.00    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:   321 292 296      13 648 39      44 135 995 150 74 11
User Adj:      1.00 1.00 1.00    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:       1.00 1.00 1.00    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume:    321 292 296      13 648 39      44 135 995 150 74 11
Reduct Vol:    0   0   0         0   0   0         0   0   0         0   0   0
Reduced Vol:   321 292 296      13 648 39      44 135 995 150 74 11
PCE Adj:       1.00 1.00 1.00    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj:       1.00 1.00 1.00    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
FinalVolume:   321 292 296      13 648 39      44 135 995 150 74 11
OvlAdjVol:          221          674          0
-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:      1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600
Adjustment:    1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Lanes:         2.00 2.00 1.00 1.00 2.00 1.00 1.00 2.00 2.00 2.00 1.00 1.00
Final Sat.:    3200 3200 1600 1600 3200 1600 1600 3200 3200 3200 1600 1600
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:       0.10 0.09 0.19 0.01 0.20 0.02 0.03 0.04 0.31 0.05 0.05 0.01
OvlAdjV/S:          0.14          0.21          0.00
Crit Moves:    ****          ****          ****
*****

```

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #10 VINEYARD AVE (SR-232) / RIVER PARK BLVD  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.640  
Loss Time (sec): 16 Average Delay (sec/veh): 26.2  
Optimal Cycle: 61 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Ovl			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2	0	2	1	0	2	1	0	2	1	1	0

Volume Module:

Base Vol:	159	1032	468	105	1004	56	46	130	340	243	57	46
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	159	1032	468	105	1004	56	46	130	340	243	57	46
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	159	1032	468	105	1004	56	46	130	340	243	57	46
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	159	1032	468	105	1004	56	46	130	340	243	57	46
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	159	1032	468	105	1004	56	46	130	340	243	57	46

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.87	0.87	0.95	0.90	0.90	0.99	0.99	0.75	0.96	0.96	0.85
Lanes:	2.00	2.06	0.94	1.00	2.84	0.16	0.26	0.74	2.00	1.62	0.38	1.00
Final Sat.:	3502	3401	1542	1805	4874	272	490	1385	2842	2958	694	1615

Capacity Analysis Module:

Vol/Sat:	0.05	0.30	0.30	0.06	0.21	0.21	0.09	0.09	0.12	0.08	0.08	0.03
Crit Moves:	****			****			****			****		
Green/Cycle:	0.10	0.47	0.47	0.09	0.46	0.46	0.15	0.15	0.25	0.13	0.13	0.13
Volume/Cap:	0.44	0.64	0.64	0.64	0.44	0.44	0.64	0.64	0.48	0.64	0.64	0.22
Uniform Del:	42.2	19.9	19.9	43.9	18.2	18.2	40.2	40.2	32.1	41.4	41.4	39.1
IncrcmntDel:	0.9	0.6	0.6	8.2	0.1	0.1	5.0	5.0	0.5	3.0	3.0	0.5
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	43.1	20.5	20.5	52.1	18.3	18.3	45.2	45.2	32.6	44.4	44.4	39.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	43.1	20.5	20.5	52.1	18.3	18.3	45.2	45.2	32.6	44.4	44.4	39.6
LOS by Move:	D	C	C	D	B	B	D	D	C	D	D	D
HCM2k95thQ:	6	24	24	8	15	15	12	12	11	11	11	3

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #11 OXNARD BLVD / US-101 NB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.517  
Loss Time (sec): 12 Average Delay (sec/veh): 23.9  
Optimal Cycle: 42 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Permitted			Split Phase			Split Phase		
Rights:	Include			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2	0	2	0	0	4	0	1	0	0	0	0

Volume Module:

Base Vol:	851	526	0	0	557	1255	0	0	0	125	0	385
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	851	526	0	0	557	1255	0	0	0	125	0	385
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	851	526	0	0	557	0	0	0	0	125	0	385
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	851	526	0	0	557	0	0	0	0	125	0	385
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	851	526	0	0	557	0	0	0	0	125	0	385

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.88	1.00	0.88
Lanes:	2.00	2.00	0.00	0.00	4.00	1.00	0.00	0.00	0.00	1.25	0.00	1.75
Final Sat.:	3502	3610	0	0	6916	1900	0	0	0	2073	0	2922

Capacity Analysis Module:

Vol/Sat:	0.24	0.15	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.06	0.00	0.13
Crit Moves:	****				****							****
Green/Cycle:	0.47	0.63	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.25	0.00	0.25
Volume/Cap:	0.52	0.23	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.24	0.00	0.52
Uniform Del:	18.6	8.2	0.0	0.0	38.8	0.0	0.0	0.0	0.0	29.6	0.0	32.0
IncrcmntDel:	0.3	0.1	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.1	0.0	0.5
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	18.9	8.3	0.0	0.0	39.2	0.0	0.0	0.0	0.0	29.6	0.0	32.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	18.9	8.3	0.0	0.0	39.2	0.0	0.0	0.0	0.0	29.6	0.0	32.5
LOS by Move:	B	A	A	A	D	A	A	A	A	C	A	C
HCM2k95thQ:	18	7	0	0	10	0	0	0	0	5	0	12

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #12 OXNARD BLVD / US 101 SB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.369  
Loss Time (sec): 12 Average Delay (sec/veh): 21.4  
Optimal Cycle: 34 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Protected			Split Phase			Split Phase		
Rights:	Ignore			Include			Ignore			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	4	0	1		2	0	2	0	0	0

Volume Module:

Base Vol:	0	1068	111	311	358	0	286	0	838	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1068	111	311	358	0	286	0	838	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	0	1068	0	311	358	0	286	0	0	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1068	0	311	358	0	286	0	0	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	0	1068	0	311	358	0	286	0	0	0	0	0

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	0.92	0.95	1.00	0.92	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	4.00	1.00	2.00	2.00	0.00	2.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	0	6916	1900	3502	3610	0	3502	0	1900	0	0	0

Capacity Analysis Module:

Vol/Sat:	0.00	0.15	0.00	0.09	0.10	0.00	0.08	0.00	0.00	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green/Cycle:	0.00	0.42	0.00	0.24	0.66	0.00	0.22	0.00	0.00	0.00	0.00	0.00
Volume/Cap:	0.00	0.37	0.00	0.37	0.15	0.00	0.37	0.00	0.00	0.00	0.00	0.00
Uniform Del:	0.0	20.0	0.0	31.7	6.5	0.0	33.0	0.0	0.0	0.0	0.0	0.0
IncramntDel:	0.0	0.1	0.0	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Delay/Veh:	0.0	20.1	0.0	31.9	6.5	0.0	33.3	0.0	0.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	20.1	0.0	31.9	6.5	0.0	33.3	0.0	0.0	0.0	0.0	0.0
LOS by Move:	A	C	A	C	A	A	C	A	A	A	A	A
HCM2k95thQ:	0	12	0	8	4	0	8	0	0	0	0	0

Note: Queue reported is the number of cars per lane.



Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #13 VINEYARD AVE / US-101 NB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.474  
Loss Time (sec): 8 Average Delay (sec/veh): 13.4  
Optimal Cycle: 30 Level Of Service: B  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	3	0	1		0	0	3	0	1	

Volume Module:

Base Vol:	0	1497	249	0	1147	436	0	0	0	336	0	238
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1497	249	0	1147	436	0	0	0	336	0	238
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1497	0	0	1147	0	0	0	0	336	0	238
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1497	0	0	1147	0	0	0	0	336	0	238
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1497	0	0	1147	0	0	0	0	336	0	238

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.92	1.00	0.85
Lanes:	0.00	3.00	1.00	0.00	3.00	1.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	5187	1900	0	5187	1900	0	0	0	3502	0	1615

Capacity Analysis Module:

Vol/Sat:	0.00	0.29	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.10	0.00	0.15
Crit Moves:	****											
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.31	0.00	0.31
Volume/Cap:	0.00	0.47	0.00	0.00	0.36	0.00	0.00	0.00	0.00	0.31	0.00	0.47
Uniform Del:	0.0	10.7	0.0	0.0	9.8	0.0	0.0	0.0	0.0	26.3	0.0	27.8
IncramntDel:	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	0.0	10.9	0.0	0.0	9.9	0.0	0.0	0.0	0.0	26.4	0.0	28.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	10.9	0.0	0.0	9.9	0.0	0.0	0.0	0.0	26.4	0.0	28.5
LOS by Move:	A	B	A	A	A	A	A	A	A	C	A	C
HCM2k95thQ:	0	17	0	0	12	0	0	0	0	8	0	12

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #14 VINEYARD AVE / US-101 SB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.682  
Loss Time (sec): 8 Average Delay (sec/veh): 17.2  
Optimal Cycle: 46 Level Of Service: B  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	2	0	1		0	0	3	0	1	
	0	0	2	0	1		1	0	1	0	0	

Volume Module:

Base Vol:	0	1378	965	0	1117	302	457	0	203	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1378	965	0	1117	302	457	0	203	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1378	0	0	1117	0	457	0	203	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1378	0	0	1117	0	457	0	203	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1378	0	0	1117	0	457	0	203	0	0	0

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.95	1.00	1.00	0.91	1.00	0.92	1.00	0.92	1.00	1.00	1.00
Lanes:	0.00	2.00	1.00	0.00	3.00	1.00	1.53	0.00	0.47	0.00	0.00	0.00
Final Sat.:	0	3610	1900	0	5187	1900	2681	0	825	0	0	0

Capacity Analysis Module:

Vol/Sat:	0.00	0.38	0.00	0.00	0.22	0.00	0.17	0.00	0.25	0.00	0.00	0.00
Crit Moves:	****						****					
Green/Cycle:	0.00	0.56	0.00	0.00	0.56	0.00	0.36	0.00	0.36	0.00	0.00	0.00
Volume/Cap:	0.00	0.68	0.00	0.00	0.39	0.00	0.47	0.00	0.68	0.00	0.00	0.00
Uniform Del:	0.0	15.7	0.0	0.0	12.4	0.0	24.6	0.0	27.1	0.0	0.0	0.0
IncrcmntDel:	0.0	1.0	0.0	0.0	0.1	0.0	0.3	0.0	2.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Delay/Veh:	0.0	16.7	0.0	0.0	12.5	0.0	24.9	0.0	29.1	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	16.7	0.0	0.0	12.5	0.0	24.9	0.0	29.1	0.0	0.0	0.0
LOS by Move:	A	B	A	A	B	A	C	A	C	A	A	A
HCM2k95thQ:	0	29	0	0	13	0	14	0	22	0	0	0

Note: Queue reported is the number of cars per lane.

-----  
-----  
Scenario Report

Scenario: 2019\_PM  
Command: 2019\_PM  
Volume: 2019\_PM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: Default Trip Generation  
Trip Distribution: Default Trip Distribution  
Paths: Default Path  
Routes: Default Route  
Configuration: Default Configuration

Impact Analysis Report  
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 8 VENTURA RD / TOWN CENTER DR	A	xxxxx	0.525	A	xxxxx	0.525	+ 0.000 V/C
# 9 OXNARD BLVD / TOWN CENTER DR	A	xxxxx	0.563	A	xxxxx	0.563	+ 0.000 V/C
# 10 VINEYARD AVE (SR-232) / RIVER	C	29.0	0.630	C	29.0	0.630	+ 0.000 D/V
# 11 OXNARD BLVD / US-101 NB RAMPS	C	26.0	0.597	C	26.0	0.597	+ 0.000 D/V
# 12 OXNARD BLVD / US 101 SB RAMPS	C	22.4	0.442	C	22.4	0.442	+ 0.000 D/V
# 13 VINEYARD AVE / US-101 NB RAMPS	B	14.1	0.471	B	14.1	0.471	+ 0.000 D/V
# 14 VINEYARD AVE / US-101 SB RAMPS	B	14.7	0.625	B	14.7	0.625	+ 0.000 D/V

```

-----
Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)
*****
Intersection #8 VENTURA RD / TOWN CENTER DR
*****
Cycle (sec):          100          Critical Vol./Cap.(X):          0.525
Loss Time (sec):       10          Average Delay (sec/veh):       xxxxxx
Optimal Cycle:         35          Level Of Service:           A
*****
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:       Prot+Permit      Prot+Permit      Split Phase      Split Phase
Rights:        Ignore          Include          Include          Include
Min. Green:    0    0    0      0    0    0      0    0    0      0    0    0
Y+R:           4.0  4.0  4.0      4.0  4.0  4.0      4.0  4.0  4.0      4.0  4.0  4.0
Lanes:         1  0  2  0  1      1  0  1  1  0      0  0  1! 0  0      2  0  1  0  1
-----|-----|-----|-----|
Volume Module:
Base Vol:       7  423    630    155  336      2      4  52      5  506  13    29
Growth Adj:    1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
Initial Bse:    7  423    630    155  336      2      4  52      5  506  13    29
User Adj:      1.00 1.00  0.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
PHF Adj:       1.00 1.00  0.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
PHF Volume:    7  423      0    155  336      2      4  52      5  506  13    29
Reduct Vol:    0    0      0      0    0      0      0  0      0      0  0      0
Reduced Vol:   7  423      0    155  336      2      4  52      5  506  13    29
PCE Adj:       1.00 1.00  0.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
MLF Adj:       1.00 1.00  0.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
FinalVolume:   7  423      0    155  336      2      4  52      5  506  13    29
-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:      1600 1600  1600  1600 1600  1600  1600 1600  1600  1600 1600  1600
Adjustment:    1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
Lanes:         1.00 2.00  1.00  1.00 1.99  0.01  0.07 0.85  0.08  2.00 1.00  1.00
Final Sat.:    1600 3200  1600  1600 3181    19    105 1364   131  3200 1600  1600
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:       0.00 0.13  0.00  0.10 0.11  0.11  0.04 0.04  0.04  0.16 0.01  0.02
Crit Moves:    ****          ****          ****          ****
*****

```

```

-----
Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)
*****
Intersection #9 OXNARD BLVD / TOWN CENTER DR
*****
Cycle (sec):          100          Critical Vol./Cap.(X):          0.563
Loss Time (sec):       10          Average Delay (sec/veh):          xxxxxx
Optimal Cycle:         37          Level Of Service:          A
*****
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:        Protected      Protected      Split Phase      Split Phase
Rights:          Ov1          Include          Ov1          Ov1
Min. Green:      0    0    0      0    0    0      0    0    0      0    0    0
Y+R:            4.0  4.0  4.0      4.0  4.0  4.0      4.0  4.0  4.0      4.0  4.0  4.0
Lanes:          2  0  2  0  1      1  0  2  0  1      1  1  1  0  2      1  1  1  0  1
-----|-----|-----|-----|
Volume Module:
Base Vol:       334  648  506      15  446  58      84  174  589      445  142  22
Growth Adj:     1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
Initial Bse:    334  648  506      15  446  58      84  174  589      445  142  22
User Adj:       1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
PHF Adj:        1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
PHF Volume:     334  648  506      15  446  58      84  174  589      445  142  22
Reduct Vol:      0    0    0      0    0    0      0    0    0      0    0    0
Reduced Vol:    334  648  506      15  446  58      84  174  589      445  142  22
PCE Adj:        1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
MLF Adj:        1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
FinalVolume:    334  648  506      15  446  58      84  174  589      445  142  22
OvlAdjVol:              283              255              7
-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:       1600 1600  1600      1600 1600  1600      1600 1600  1600      1600 1600  1600
Adjustment:     1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00      1.00 1.00  1.00
Lanes:          2.00 2.00  1.00      1.00 2.00  1.00      1.00 2.00  2.00      2.00 1.00  1.00
Final Sat.:     3200 3200  1600      1600 3200  1600      1600 3200  3200      3200 1600  1600
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:        0.10 0.20  0.32      0.01 0.14  0.04      0.05 0.05  0.18      0.14 0.09  0.01
OvlAdjV/S:              0.18              0.08              0.00
Crit Moves:     ****              ****              ****      ****
*****

```

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #10 VINEYARD AVE (SR-232) / RIVER PARK BLVD  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.630  
Loss Time (sec): 16 Average Delay (sec/veh): 29.0  
Optimal Cycle: 60 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Protected			Protected			Split Phase			Split Phase			
Rights:	Include			Include			Ovl			Include			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Lanes:	2	0	2	1	0	2	1	0	0	2	1	1	0

Volume Module:

Base Vol:	346	956	239	49	1077	78	49	97	385	352	113	110
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	346	956	239	49	1077	78	49	97	385	352	113	110
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	346	956	239	49	1077	78	49	97	385	352	113	110
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	346	956	239	49	1077	78	49	97	385	352	113	110
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	346	956	239	49	1077	78	49	97	385	352	113	110

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.88	0.88	0.95	0.90	0.90	0.98	0.98	0.75	0.96	0.96	0.85
Lanes:	2.00	2.40	0.60	1.00	2.80	0.20	0.34	0.66	2.00	1.51	0.49	1.00
Final Sat.:	3502	4025	1006	1805	4788	347	627	1241	2842	2773	890	1615

Capacity Analysis Module:

Vol/Sat:	0.10	0.24	0.24	0.03	0.22	0.22	0.08	0.08	0.14	0.13	0.13	0.07
Crit Moves:	****			****			****			****		
Green/Cycle:	0.16	0.46	0.46	0.05	0.36	0.36	0.12	0.12	0.28	0.20	0.20	0.20
Volume/Cap:	0.63	0.51	0.51	0.51	0.63	0.63	0.63	0.63	0.48	0.63	0.63	0.34
Uniform Del:	39.4	19.0	19.0	46.1	26.6	26.6	41.6	41.6	29.9	36.5	36.5	34.2
IncramntDel:	2.3	0.2	0.2	4.8	0.7	0.7	5.5	5.5	0.5	1.8	1.8	0.6
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	41.8	19.2	19.2	50.9	27.4	27.4	47.1	47.1	30.3	38.3	38.3	34.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.8	19.2	19.2	50.9	27.4	27.4	47.1	47.1	30.3	38.3	38.3	34.8
LOS by Move:	D	B	B	D	C	C	D	D	C	D	D	C
DesignQueue:	9	14	14	3	16	16	7	7	9	11	11	5

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #11 OXNARD BLVD / US-101 NB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.597  
Loss Time (sec): 12 Average Delay (sec/veh): 26.0  
Optimal Cycle: 48 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Permitted			Split Phase			Split Phase		
Rights:	Include			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2	0	2	0	0	4	0	1	0	0	0	0

Volume Module:

Base Vol:	758	912	0	0	637	839	0	0	0	209	0	631
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	758	912	0	0	637	839	0	0	0	209	0	631
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	758	912	0	0	637	0	0	0	0	209	0	631
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	758	912	0	0	637	0	0	0	0	209	0	631
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	758	912	0	0	637	0	0	0	0	209	0	631

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.88	1.00	0.88
Lanes:	2.00	2.00	0.00	0.00	4.00	1.00	0.00	0.00	0.00	1.25	0.00	1.75
Final Sat.:	3502	3610	0	0	6916	1900	0	0	0	2079	0	2916

Capacity Analysis Module:

Vol/Sat:	0.22	0.25	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.10	0.00	0.22
Crit Moves:	****				****							****
Green/Cycle:	0.36	0.52	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.36	0.00	0.36
Volume/Cap:	0.60	0.49	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.28	0.00	0.60
Uniform Del:	25.9	15.6	0.0	0.0	39.4	0.0	0.0	0.0	0.0	22.6	0.0	25.9
IncrcmntDel:	0.8	0.2	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.1	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	26.7	15.8	0.0	0.0	40.3	0.0	0.0	0.0	0.0	22.6	0.0	26.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.7	15.8	0.0	0.0	40.3	0.0	0.0	0.0	0.0	22.6	0.0	26.6
LOS by Move:	C	B	A	A	D	A	A	A	A	C	A	C
DesignQueue:	15	14	0	0	8	0	0	0	0	6	0	13

Note: Queue reported is the number of cars per lane.



Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #12 OXNARD BLVD / US 101 SB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.442  
Loss Time (sec): 12 Average Delay (sec/veh): 22.4  
Optimal Cycle: 37 Level Of Service: C  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Protected			Split Phase			Split Phase		
Rights:	Ignore			Include			Ignore			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	4	0	1		2	0	2	0	0	0

Volume Module:

Base Vol:	0	1209	147	320	547	0	429	0	1073	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1209	147	320	547	0	429	0	1073	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	0	1209	0	320	547	0	429	0	0	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1209	0	320	547	0	429	0	0	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	0	1209	0	320	547	0	429	0	0	0	0	0

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	0.92	0.95	1.00	0.92	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	4.00	1.00	2.00	2.00	0.00	2.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	0	6916	1900	3502	3610	0	3502	0	1900	0	0	0

Capacity Analysis Module:

Vol/Sat:	0.00	0.17	0.00	0.09	0.15	0.00	0.12	0.00	0.00	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green/Cycle:	0.00	0.40	0.00	0.21	0.60	0.00	0.28	0.00	0.00	0.00	0.00	0.00
Volume/Cap:	0.00	0.44	0.00	0.44	0.25	0.00	0.44	0.00	0.00	0.00	0.00	0.00
Uniform Del:	0.0	22.1	0.0	34.6	9.3	0.0	29.8	0.0	0.0	0.0	0.0	0.0
IncrcmntDel:	0.0	0.1	0.0	0.4	0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Delay/Veh:	0.0	22.2	0.0	35.0	9.4	0.0	30.1	0.0	0.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	22.2	0.0	35.0	9.4	0.0	30.1	0.0	0.0	0.0	0.0	0.0
LOS by Move:	A	C	A	D	A	A	C	A	A	A	A	A
DesignQueue:	0	12	0	7	7	0	9	0	0	0	0	0

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #13 VINEYARD AVE / US-101 NB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.471  
Loss Time (sec): 8 Average Delay (sec/veh): 14.1  
Optimal Cycle: 30 Level Of Service: B  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	3	0	1		0	0	3	0	1	

Volume Module:

Base Vol:	0	1373	285	0	1499	338	0	0	0	506	0	232
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1373	285	0	1499	338	0	0	0	506	0	232
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1373	0	0	1499	0	0	0	0	506	0	232
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1373	0	0	1499	0	0	0	0	506	0	232
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1373	0	0	1499	0	0	0	0	506	0	232

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.92	1.00	0.85
Lanes:	0.00	3.00	1.00	0.00	3.00	1.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	5187	1900	0	5187	1900	0	0	0	3502	0	1615

Capacity Analysis Module:

Vol/Sat:	0.00	0.26	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.14	0.00	0.14
Crit Moves:					****					****		
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.31	0.00	0.31
Volume/Cap:	0.00	0.43	0.00	0.00	0.47	0.00	0.00	0.00	0.00	0.47	0.00	0.47
Uniform Del:	0.0	10.2	0.0	0.0	10.5	0.0	0.0	0.0	0.0	28.1	0.0	28.1
IncramntDel:	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.3	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	0.0	10.3	0.0	0.0	10.6	0.0	0.0	0.0	0.0	28.4	0.0	28.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	10.3	0.0	0.0	10.6	0.0	0.0	0.0	0.0	28.4	0.0	28.8
LOS by Move:	A	B	A	A	B	A	A	A	A	C	A	C
DesignQueue:	0	12	0	0	13	0	0	0	0	10	0	9

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report  
2000 HCM Operations Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #14 VINEYARD AVE / US-101 SB RAMPS  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.625  
Loss Time (sec): 8 Average Delay (sec/veh): 14.7  
Optimal Cycle: 40 Level Of Service: B  
\*\*\*\*\*

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	0	2	0	1		0	0	3	0	1	
	0	0	2	0	1		1	0	1	0	0	

Volume Module:

Base Vol:	0	1376	762	0	1806	206	368	0	156	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1376	762	0	1806	206	368	0	156	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1376	0	0	1806	0	368	0	156	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1376	0	0	1806	0	368	0	156	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1376	0	0	1806	0	368	0	156	0	0	0

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.95	1.00	1.00	0.91	1.00	0.92	1.00	0.92	1.00	1.00	1.00
Lanes:	0.00	2.00	1.00	0.00	3.00	1.00	1.54	0.00	0.46	0.00	0.00	0.00
Final Sat.:	0	3610	1900	0	5187	1900	2701	0	804	0	0	0

Capacity Analysis Module:

Vol/Sat:	0.00	0.38	0.00	0.00	0.35	0.00	0.14	0.00	0.19	0.00	0.00	0.00
Crit Moves:	****						****					
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Volume/Cap:	0.00	0.63	0.00	0.00	0.57	0.00	0.44	0.00	0.63	0.00	0.00	0.00
Uniform Del:	0.0	12.3	0.0	0.0	11.7	0.0	27.5	0.0	29.5	0.0	0.0	0.0
IncrcmntDel:	0.0	0.6	0.0	0.0	0.3	0.0	0.3	0.0	1.5	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Delay/Veh:	0.0	12.9	0.0	0.0	11.9	0.0	27.8	0.0	31.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	12.9	0.0	0.0	11.9	0.0	27.8	0.0	31.0	0.0	0.0	0.0
LOS by Move:	A	B	A	A	B	A	C	A	C	A	A	A
DesignQueue:	0	17	0	0	16	0	9	0	14	0	0	0

Note: Queue reported is the number of cars per lane.

**DEVELOPMENT SCENARIO COMPARATIVE SUMMARY**  
**TRIP GENERATION ESTIMATES - OXNARD RIVERPARK SPECIFIC PLAN AMENDMENT 2021**

TRIP GENERATION RATES										
Source (Oxnard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61

TRIP GENERATION ESTIMATES										
Development Scenarios	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
<b><u>Scenario 1 - Districts B, C, &amp; D</u></b>	3	Apartment	1,025 du	6,888	105	418	523	413	223	636
	9	Regional Commercial	-562.247 ksf	<u>-16,867</u>	<u>-247</u>	<u>-158</u>	<u>-405</u>	<u>-704</u>	<u>-763</u>	<u>-1,467</u>
				<b>-9,979</b>	<b>-142</b>	<b>260</b>	<b>118</b>	<b>-291</b>	<b>-540</b>	<b>-831</b>
<b><u>Scenario 2 - Districts B &amp; C</u></b>	3	Apartment	613 du	4,119	63	250	313	247	133	380
	9	Regional Commercial	-336.377 ksf	<u>-10,091</u>	<u>-148</u>	<u>-94</u>	<u>-242</u>	<u>-421</u>	<u>-457</u>	<u>-878</u>
				<b>-5,972</b>	<b>-85</b>	<b>156</b>	<b>71</b>	<b>-174</b>	<b>-324</b>	<b>-498</b>
<b><u>Scenario 3 - Districts C &amp; D</u></b>	3	Apartment	692 du	4,650	71	282	353	278	151	429
	9	Regional Commercial	-379.727 ksf	<u>-11,392</u>	<u>-167</u>	<u>-106</u>	<u>-273</u>	<u>-475</u>	<u>-516</u>	<u>-991</u>
				<b>-6,742</b>	<b>-96</b>	<b>176</b>	<b>80</b>	<b>-197</b>	<b>-365</b>	<b>-562</b>
<b><u>Scenario 4 - Districts B &amp; D</u></b>	3	Apartment	745 du	5,006	76	304	380	300	162	462
	9	Regional Commercial	-408.810 ksf	<u>-12,264</u>	<u>-179</u>	<u>-115</u>	<u>-294</u>	<u>-512</u>	<u>-555</u>	<u>-1,067</u>
				<b>-7,258</b>	<b>-103</b>	<b>189</b>	<b>86</b>	<b>-212</b>	<b>-393</b>	<b>-605</b>
<b><u>Scenario 5 - District B</u></b>	3	Apartment	333 du	2,238	34	136	170	133	73	206
	9	Regional Commercial	-182.730 ksf	<u>-5,482</u>	<u>-81</u>	<u>-51</u>	<u>-132</u>	<u>-228</u>	<u>-249</u>	<u>-477</u>
				<b>-3,244</b>	<b>-47</b>	<b>85</b>	<b>38</b>	<b>-95</b>	<b>-176</b>	<b>-271</b>
<b><u>Scenario 6 - District C</u></b>	3	Apartment	280 du	1,882	29	114	143	113	61	174
	9	Regional Commercial	-153.647 ksf	<u>-4,609</u>	<u>-68</u>	<u>-43</u>	<u>-111</u>	<u>-192</u>	<u>-209</u>	<u>-401</u>
				<b>-2,727</b>	<b>-39</b>	<b>71</b>	<b>32</b>	<b>-79</b>	<b>-148</b>	<b>-227</b>
<b><u>Scenario 7 - Districts D</u></b>	3	Apartment	412 du	2,769	42	168	210	165	90	255
	9	Regional Commercial	-266.080 ksf	<u>-7,982</u>	<u>-117</u>	<u>-75</u>	<u>-192</u>	<u>-333</u>	<u>-361</u>	<u>-694</u>
				<b>-5,213</b>	<b>-75</b>	<b>93</b>	<b>18</b>	<b>-168</b>	<b>-271</b>	<b>-439</b>



---

## APPENDIX B

### Air Emissions Calculations



## RiverPark Adopted Specific Plan - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## RiverPark Adopted Specific Plan

## Ventura County, Summer

## 1.0 Project Characteristics

## 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

## 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

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

Project Characteristics -

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00



## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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					
2022	3.6867	38.8834	29.5975	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	25.9473	128.4150	245.9882	1.0483	80.0364	1.6339	81.6703	21.6349	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762
2024	24.3560	125.6197	232.5838	1.0239	80.0373	1.5347	81.5720	21.6353	1.4467	23.0820	0.0000	108,058.4491	108,058.4491	4.3036	9.1816	110,902.1508
2025	22.9105	122.3277	220.5586	0.9966	80.0382	1.4344	81.4727	21.6356	1.3527	22.9883	0.0000	105,785.1879	105,785.1879	4.2315	8.9511	108,558.4108
2026	21.7126	120.1060	210.4778	0.9714	80.0392	1.4166	81.4558	21.6359	1.3362	22.9721	0.0000	103,606.1109	103,606.1109	4.1787	8.7352	106,313.6735
2027	20.6008	117.9126	201.7736	0.9471	80.0400	1.3952	81.4352	21.6362	1.3163	22.9525	0.0000	101,464.4836	101,464.4836	4.1333	8.5191	104,106.5097
2028	19.5744	116.1131	194.5752	0.9248	80.0408	1.3735	81.4143	21.6365	1.2962	22.9327	0.0000	99,512.1380	99,512.1380	4.1017	8.3197	102,093.9541
2029	335.7484	114.3678	188.2255	0.9042	80.0416	1.3509	81.3925	21.6368	1.2752	22.9119	0.0000	97,682.5572	97,682.5572	4.0805	8.1301	100,207.3483
Maximum	335.7484	128.4150	245.9882	1.0483	80.0416	1.6358	81.6703	21.6368	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762

**Mitigated Construction**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	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					
2022	3.6867	38.8834	29.5975	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	25.9473	128.4150	245.9882	1.0483	80.0364	1.6339	81.6703	21.6349	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762
2024	24.3560	125.6197	232.5838	1.0239	80.0373	1.5347	81.5720	21.6353	1.4467	23.0820	0.0000	108,058.4491	108,058.4491	4.3036	9.1816	110,902.1508
2025	22.9105	122.3277	220.5586	0.9966	80.0382	1.4344	81.4727	21.6356	1.3527	22.9883	0.0000	105,785.1879	105,785.1879	4.2315	8.9511	108,558.4108
2026	21.7126	120.1060	210.4778	0.9714	80.0392	1.4166	81.4558	21.6359	1.3362	22.9721	0.0000	103,606.1109	103,606.1109	4.1787	8.7352	106,313.6735
2027	20.6008	117.9126	201.7736	0.9471	80.0400	1.3952	81.4352	21.6362	1.3163	22.9525	0.0000	101,464.4836	101,464.4836	4.1333	8.5191	104,106.5097
2028	19.5744	116.1131	194.5752	0.9248	80.0408	1.3735	81.4143	21.6365	1.2962	22.9327	0.0000	99,512.1380	99,512.1380	4.1017	8.3197	102,093.9541
2029	335.7484	114.3678	188.2255	0.9042	80.0416	1.3509	81.3925	21.6368	1.2752	22.9119	0.0000	97,682.5572	97,682.5572	4.0805	8.1301	100,207.3483
Maximum	335.7484	128.4150	245.9882	1.0483	80.0416	1.6358	81.6703	21.6368	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	2.07	0.00	2.03	3.81	0.00	3.57	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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

[illegible]

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

**Acres of Grading (Site Preparation Phase): 90****Acres of Grading (Grading Phase): 465****Acres of Paving: 226****Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	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

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

**3.2 Site Preparation - 2022****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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>19.6570</b>	<b>1.6126</b>	<b>21.2696</b>	<b>10.1025</b>	<b>1.4836</b>	<b>11.5860</b>		<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
<b>Total</b>	<b>0.0557</b>	<b>0.0360</b>	<b>0.5004</b>	<b>1.3000e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>132.6004</b>	<b>132.6004</b>	<b>4.1900e-003</b>	<b>3.6400e-003</b>	<b>133.7886</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>7.6662</b>	<b>1.6126</b>	<b>9.2788</b>	<b>3.9400</b>	<b>1.4836</b>	<b>5.4235</b>	<b>0.0000</b>	<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
<b>Total</b>	<b>0.0557</b>	<b>0.0360</b>	<b>0.5004</b>	<b>1.3000e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>132.6004</b>	<b>132.6004</b>	<b>4.1900e-003</b>	<b>3.6400e-003</b>	<b>133.7886</b>

**3.3 Grading - 2022****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					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000



## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.6349</b>	<b>10.8385</b>	<b>3.6538</b>	<b>1.5041</b>	<b>5.1579</b>		<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
<b>Total</b>	<b>0.0619</b>	<b>0.0400</b>	<b>0.5560</b>	<b>1.4500e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>147.3338</b>	<b>147.3338</b>	<b>4.6500e-003</b>	<b>4.0400e-003</b>	<b>148.6540</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.6349</b>	<b>5.2243</b>	<b>1.4250</b>	<b>1.5041</b>	<b>2.9291</b>	<b>0.0000</b>	<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
<b>Total</b>	<b>0.0619</b>	<b>0.0400</b>	<b>0.5560</b>	<b>1.4500e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>147.3338</b>	<b>147.3338</b>	<b>4.6500e-003</b>	<b>4.0400e-003</b>	<b>148.6540</b>

**3.3 Grading - 2023****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					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.4245</b>	<b>10.6281</b>	<b>3.6538</b>	<b>1.3105</b>	<b>4.9643</b>		<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
<b>Total</b>	<b>0.0575</b>	<b>0.0356</b>	<b>0.5135</b>	<b>1.4000e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>143.4697</b>	<b>143.4697</b>	<b>4.2100e-003</b>	<b>3.7500e-003</b>	<b>144.6916</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.4245</b>	<b>5.0139</b>	<b>1.4250</b>	<b>1.3105</b>	<b>2.7355</b>	<b>0.0000</b>	<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
<b>Total</b>	<b>0.0575</b>	<b>0.0356</b>	<b>0.5135</b>	<b>1.4000e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>143.4697</b>	<b>143.4697</b>	<b>4.2100e-003</b>	<b>3.7500e-003</b>	<b>144.6916</b>

**3.4 Building Construction - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>
--------------	---------------	----------------	----------------	---------------	--	---------------	---------------	--	---------------	---------------	--	-------------------	-------------------	---------------	--	-------------------

**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	0.0000
Vendor	2.6346	100.5920	35.7381	0.4918	17.9656	0.5979	18.5635	5.1708	0.5719	5.7427		53,353.4555	53,353.4555	2.1950	7.9831	55,787.2909
Worker	21.7400	13.4381	194.0060	0.5296	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		54,202.8529	54,202.8529	1.5904	1.4157	54,664.4792
<b>Total</b>	<b>24.3745</b>	<b>114.0301</b>	<b>229.7442</b>	<b>1.0214</b>	<b>80.0364</b>	<b>0.9342</b>	<b>80.9706</b>	<b>21.6349</b>	<b>0.8816</b>	<b>22.5165</b>		<b>107,556.3083</b>	<b>107,556.3083</b>	<b>3.7853</b>	<b>9.3988</b>	<b>110,451.7701</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>	<b>0.0000</b>	<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.6346	100.5920	35.7381	0.4918	17.9656	0.5979	18.5635	5.1708	0.5719	5.7427		53,353.4555	53,353.4555	2.1950	7.9831	55,787.2909
Worker	21.7400	13.4381	194.0060	0.5296	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		54,202.8529	54,202.8529	1.5904	1.4157	54,664.4792
<b>Total</b>	<b>24.3745</b>	<b>114.0301</b>	<b>229.7442</b>	<b>1.0214</b>	<b>80.0364</b>	<b>0.9342</b>	<b>80.9706</b>	<b>21.6349</b>	<b>0.8816</b>	<b>22.5165</b>		<b>107,556.3083</b>	<b>107,556.3083</b>	<b>3.7853</b>	<b>9.3988</b>	<b>110,451.7701</b>

**3.4 Building Construction - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>		<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.5706	100.1146	35.5613	0.4836	17.9666	0.5995	18.5661	5.1712	0.5735	5.7447		52,547.7895	52,547.7895	2.2510	7.8608	54,946.5704
Worker	20.3138	12.0613	180.8557	0.5133	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		52,954.9606	52,954.9606	1.4482	1.3208	53,384.7728
<b>Total</b>	<b>22.8844</b>	<b>112.1759</b>	<b>216.4170</b>	<b>0.9969</b>	<b>80.0373</b>	<b>0.9214</b>	<b>80.9587</b>	<b>21.6353</b>	<b>0.8698</b>	<b>22.5051</b>		<b>105,502.7502</b>	<b>105,502.7502</b>	<b>3.6992</b>	<b>9.1816</b>	<b>108,331.3432</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.5706	100.1146	35.5613	0.4836	17.9666	0.5995	18.5661	5.1712	0.5735	5.7447		52,547.7895	52,547.7895	2.2510	7.8608	54,946.5704
Worker	20.3138	12.0613	180.8557	0.5133	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		52,954.9606	52,954.9606	1.4482	1.3208	53,384.7728
<b>Total</b>	<b>22.8844</b>	<b>112.1759</b>	<b>216.4170</b>	<b>0.9969</b>	<b>80.0373</b>	<b>0.9214</b>	<b>80.9587</b>	<b>21.6353</b>	<b>0.8698</b>	<b>22.5051</b>		<b>105,502.7502</b>	<b>105,502.7502</b>	<b>3.6992</b>	<b>9.1816</b>	<b>108,331.3432</b>

**3.4 Building Construction - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**



## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.5132	98.9733	35.4290	0.4740	17.9675	0.5998	18.5673	5.1715	0.5738	5.7453		51,587.8260	51,587.8260	2.3147	7.7142	53,944.5107
Worker	19.0299	10.8847	169.0450	0.4957	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		51,640.8875	51,640.8875	1.3159	1.2370	52,042.4020
<b>Total</b>	<b>21.5431</b>	<b>109.8580</b>	<b>204.4739</b>	<b>0.9697</b>	<b>80.0382</b>	<b>0.9069</b>	<b>80.9451</b>	<b>21.6356</b>	<b>0.8565</b>	<b>22.4920</b>		<b>103,228.7135</b>	<b>103,228.7135</b>	<b>3.6305</b>	<b>8.9511</b>	<b>105,986.9127</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.5132	98.9733	35.4290	0.4740	17.9675	0.5998	18.5673	5.1715	0.5738	5.7453		51,587.8260	51,587.8260	2.3147	7.7142	53,944.5107
Worker	19.0299	10.8847	169.0450	0.4957	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		51,640.8875	51,640.8875	1.3159	1.2370	52,042.4020
<b>Total</b>	<b>21.5431</b>	<b>109.8580</b>	<b>204.4739</b>	<b>0.9697</b>	<b>80.0382</b>	<b>0.9069</b>	<b>80.9451</b>	<b>21.6356</b>	<b>0.8565</b>	<b>22.4920</b>		<b>103,228.7135</b>	<b>103,228.7135</b>	<b>3.6305</b>	<b>8.9511</b>	<b>105,986.9127</b>

**3.4 Building Construction - 2026****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4616	97.7305	35.3822	0.4644	17.9684	0.5973	18.5657	5.1719	0.5714	5.7432		50,630.867 7	50,630.867 7	2.3769	7.5682	62,945.6163
Worker	17.8837	9.9059	159.0109	0.4800	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		50,418.768 8	50,418.768 8	1.2008	1.1670	50,796.5592
<b>Total</b>	<b>20.3452</b>	<b>107.6363</b>	<b>194.3931</b>	<b>0.9444</b>	<b>80.0392</b>	<b>0.8891</b>	<b>80.9283</b>	<b>21.6359</b>	<b>0.8400</b>	<b>22.4759</b>		<b>101,049.63 66</b>	<b>101,049.63 66</b>	<b>3.5778</b>	<b>8.7352</b>	<b>103,742.175 4</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4616	97.7305	35.3822	0.4644	17.9684	0.5973	18.5657	5.1719	0.5714	5.7432		50,630.867 7	50,630.867 7	2.3769	7.5682	62,945.6163
Worker	17.8837	9.9059	159.0109	0.4800	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		50,418.768 8	50,418.768 8	1.2008	1.1670	50,796.5592
<b>Total</b>	<b>20.3452</b>	<b>107.6363</b>	<b>194.3931</b>	<b>0.9444</b>	<b>80.0392</b>	<b>0.8891</b>	<b>80.9283</b>	<b>21.6359</b>	<b>0.8400</b>	<b>22.4759</b>		<b>101,049.63 66</b>	<b>101,049.63 66</b>	<b>3.5778</b>	<b>8.7352</b>	<b>103,742.175 4</b>

**3.4 Building Construction - 2027****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4183	96.3760	35.3459	0.4542	17.9693	0.5931	18.5624	5.1722	0.5674	5.7395		49,592.9927	49,592.9927	2.4323	7.4116	51,862.4692
Worker	16.8151	9.0669	150.3431	0.4659	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		49,315.0166	49,315.0166	1.1001	1.1075	49,672.5424
<b>Total</b>	<b>19.2334</b>	<b>105.4429</b>	<b>185.6890</b>	<b>0.9201</b>	<b>80.0400</b>	<b>0.8676</b>	<b>80.9076</b>	<b>21.6362</b>	<b>0.8200</b>	<b>22.4562</b>		<b>98,908.0093</b>	<b>98,908.0093</b>	<b>3.5323</b>	<b>8.5191</b>	<b>101,535.0116</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4183	96.3760	35.3459	0.4542	17.9693	0.5931	18.5624	5.1722	0.5674	5.7395		49,592.9927	49,592.9927	2.4323	7.4116	51,862.4692
Worker	16.8151	9.0669	150.3431	0.4659	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		49,315.0166	49,315.0166	1.1001	1.1075	49,672.5424
<b>Total</b>	<b>19.2334</b>	<b>105.4429</b>	<b>185.6890</b>	<b>0.9201</b>	<b>80.0400</b>	<b>0.8676</b>	<b>80.9076</b>	<b>21.6362</b>	<b>0.8200</b>	<b>22.4562</b>		<b>98,908.0093</b>	<b>98,908.0093</b>	<b>3.5323</b>	<b>8.5191</b>	<b>101,535.0116</b>

**3.4 Building Construction - 2028****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3850	95.2888	35.4387	0.4446	17.9701	0.5896	18.5597	5.1725	0.5640	5.7365		48,614.3020	48,614.3020	2.4880	7.2626	50,840.7577
Worker	15.8220	8.3547	143.0519	0.4533	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		48,341.3616	48,341.3616	1.0127	1.0571	48,681.6983
<b>Total</b>	<b>18.2070</b>	<b>103.6434</b>	<b>178.4906</b>	<b>0.8979</b>	<b>80.0408</b>	<b>0.8460</b>	<b>80.8868</b>	<b>21.6365</b>	<b>0.7999</b>	<b>22.4364</b>		<b>96,955.6636</b>	<b>96,955.6636</b>	<b>3.5008</b>	<b>8.3197</b>	<b>99,522.4560</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3850	95.2888	35.4387	0.4446	17.9701	0.5896	18.5597	5.1725	0.5640	5.7365		48,614.3020	48,614.3020	2.4880	7.2626	50,840.7577
Worker	15.8220	8.3547	143.0519	0.4533	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		48,341.3616	48,341.3616	1.0127	1.0571	48,681.6983
<b>Total</b>	<b>18.2070</b>	<b>103.6434</b>	<b>178.4906</b>	<b>0.8979</b>	<b>80.0408</b>	<b>0.8460</b>	<b>80.8868</b>	<b>21.6365</b>	<b>0.7999</b>	<b>22.4364</b>		<b>96,955.6636</b>	<b>96,955.6636</b>	<b>3.5008</b>	<b>8.3197</b>	<b>99,522.4560</b>

**3.4 Building Construction - 2029****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**



## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3528	94.1634	35.5165	0.4352	17.9708	0.5841	18.5549	5.1727	0.5587	5.7315		47,651.7179	47,651.7179	2.5447	7.1163	49,836.0021
Worker	14.8498	7.7347	136.6243	0.4420	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		47,474.3649	47,474.3649	0.9348	1.0138	47,799.8481
<b>Total</b>	<b>17.2026</b>	<b>101.8981</b>	<b>172.1408</b>	<b>0.8772</b>	<b>80.0416</b>	<b>0.8233</b>	<b>80.8649</b>	<b>21.6368</b>	<b>0.7789</b>	<b>22.4157</b>		<b>95,126.0828</b>	<b>95,126.0828</b>	<b>3.4795</b>	<b>8.1301</b>	<b>97,635.8502</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3528	94.1634	35.5165	0.4352	17.9708	0.5841	18.5549	5.1727	0.5587	5.7315		47,651.7179	47,651.7179	2.5447	7.1163	49,836.0021
Worker	14.8498	7.7347	136.6243	0.4420	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		47,474.3649	47,474.3649	0.9348	1.0138	47,799.8481
<b>Total</b>	<b>17.2026</b>	<b>101.8981</b>	<b>172.1408</b>	<b>0.8772</b>	<b>80.0416</b>	<b>0.8233</b>	<b>80.8649</b>	<b>21.6368</b>	<b>0.7789</b>	<b>22.4157</b>		<b>95,126.0828</b>	<b>95,126.0828</b>	<b>3.4795</b>	<b>8.1301</b>	<b>97,635.8502</b>

**3.5 Paving - 2029****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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>		<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
<b>Total</b>	<b>0.0295</b>	<b>0.0154</b>	<b>0.2712</b>	<b>8.8000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>94.2450</b>	<b>94.2450</b>	<b>1.8600e-003</b>	<b>2.0100e-003</b>	<b>94.8912</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>	<b>0.0000</b>	<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
<b>Total</b>	<b>0.0295</b>	<b>0.0154</b>	<b>0.2712</b>	<b>8.8000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>94.2450</b>	<b>94.2450</b>	<b>1.8600e-003</b>	<b>2.0100e-003</b>	<b>94.8912</b>

**3.6 Architectural Coating - 2029****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	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>332.7788</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	2.9696	1.5467	27.3212	0.0884	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,493.6164	9,493.6164	0.1869	0.2027	9,558.7044
<b>Total</b>	<b>2.9696</b>	<b>1.5467</b>	<b>27.3212</b>	<b>0.0884</b>	<b>12.4125</b>	<b>0.0478</b>	<b>12.4604</b>	<b>3.2924</b>	<b>0.0440</b>	<b>3.3364</b>		<b>9,493.6164</b>	<b>9,493.6164</b>	<b>0.1869</b>	<b>0.2027</b>	<b>9,558.7044</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>332.7788</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	2.9696	1.5467	27.3212	0.0884	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,493.6164	9,493.6164	0.1869	0.2027	9,558.7044
<b>Total</b>	<b>2.9696</b>	<b>1.5467</b>	<b>27.3212</b>	<b>0.0884</b>	<b>12.4125</b>	<b>0.0478</b>	<b>12.4604</b>	<b>3.2924</b>	<b>0.0440</b>	<b>3.3364</b>		<b>9,493.6164</b>	<b>9,493.6164</b>	<b>0.1869</b>	<b>0.2027</b>	<b>9,558.7044</b>

## 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	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.89	350,318.89	22.8479	15.5779	355,532.304
Unmitigated	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.89	350,318.89	22.8479	15.5779	355,532.304

## 4.2 Trip Summary Information

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
<b>Total</b>	<b>82,366.35</b>	<b>87,798.01</b>	<b>49,522.60</b>	<b>164,115,798</b>	<b>164,115,798</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

**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	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
NaturalGas Unmitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972

**5.2 Energy by Land Use - NaturalGas**



## RiverPark Adopted Specific Plan - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Unmitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	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
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8581.53	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53884.5	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
<b>Total</b>		<b>2.1714</b>	<b>18.9539</b>	<b>10.8160</b>	<b>0.1184</b>		<b>1.5003</b>	<b>1.5003</b>		<b>1.5003</b>	<b>1.5003</b>		<b>23,688.1305</b>	<b>23,688.1305</b>	<b>0.4540</b>	<b>0.4343</b>	<b>23,828.8972</b>

**Mitigated**

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29.942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	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
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.58153	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53.8845	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
<b>Total</b>		<b>2.1714</b>	<b>18.9539</b>	<b>10.8160</b>	<b>0.1184</b>		<b>1.5003</b>	<b>1.5003</b>		<b>1.5003</b>	<b>1.5003</b>		<b>23,688.1305</b>	<b>23,688.1305</b>	<b>0.4540</b>	<b>0.4343</b>	<b>23,828.8972</b>

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

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Unmitigated	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147

**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	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	133.9265					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147

## RiverPark Adopted Specific Plan - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
-------	----------	--------	----------	--------	--	--------	--------	--	--------	--------	--------	----------	----------	--------	--------	----------

**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	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	124.1813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147
Total	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147

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

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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 Stationary Equipment

---

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

---

## RiverPark Adopted Specific Plan - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## RiverPark Adopted Specific Plan

## Ventura County, Winter

## 1.0 Project Characteristics

## 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

## 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

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

Project Characteristics -

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57



## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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					
2022	3.6915	38.8903	29.5861	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	27.5883	135.1432	243.5710	1.0261	80.0364	1.6377	81.6741	21.6349	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769
2024	25.9164	132.1101	230.7389	1.0024	80.0373	1.5382	81.5756	21.6353	1.4501	23.0854	0.0000	105,848.6885	105,848.6885	4.4271	9.3460	108,744.4604
2025	24.3948	128.5862	219.1911	0.9760	80.0382	1.4377	81.4760	21.6356	1.3559	22.9914	0.0000	103,637.1739	103,637.1739	4.3456	9.1055	106,459.2558
2026	23.1364	126.1625	209.4630	0.9515	80.0392	1.4197	81.4589	21.6359	1.3391	22.9751	0.0000	101,514.1151	101,514.1151	4.2841	8.8813	104,267.8382
2027	21.9616	123.7875	201.0455	0.9278	80.0400	1.3980	81.4380	21.6362	1.3190	22.9552	0.0000	99,422.0883	99,422.0883	4.2310	8.6581	102,107.9750
2028	20.8680	121.8381	194.0846	0.9061	80.0408	1.3762	81.4170	21.6365	1.2987	22.9353	0.0000	97,512.5379	97,512.5379	4.1925	8.4527	100,136.2607
2029	336.0176	119.9550	187.9159	0.8859	80.0416	1.3534	81.3950	21.6368	1.2776	22.9144	0.0000	95,720.1206	95,720.1206	4.1649	8.2580	98,285.1207
Maximum	336.0176	135.1432	243.5710	1.0261	80.0416	1.6377	81.6741	21.6368	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769

**Mitigated Construction**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	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					
2022	3.6915	38.8903	29.5861	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	27.5883	135.1432	243.5710	1.0261	80.0364	1.6377	81.6741	21.6349	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769
2024	25.9164	132.1101	230.7389	1.0024	80.0373	1.5382	81.5756	21.6353	1.4501	23.0854	0.0000	105,848.6885	105,848.6885	4.4271	9.3460	108,744.4604
2025	24.3948	128.5862	219.1911	0.9760	80.0382	1.4377	81.4760	21.6356	1.3559	22.9914	0.0000	103,637.1739	103,637.1739	4.3456	9.1055	106,459.2558
2026	23.1364	126.1625	209.4630	0.9515	80.0392	1.4197	81.4589	21.6359	1.3391	22.9751	0.0000	101,514.1151	101,514.1151	4.2841	8.8813	104,267.8382
2027	21.9616	123.7875	201.0455	0.9278	80.0400	1.3980	81.4380	21.6362	1.3190	22.9552	0.0000	99,422.0883	99,422.0883	4.2310	8.6581	102,107.9750
2028	20.8680	121.8381	194.0846	0.9061	80.0408	1.3762	81.4170	21.6365	1.2987	22.9353	0.0000	97,512.5379	97,512.5379	4.1925	8.4527	100,136.2607
2029	336.0176	119.9550	187.9159	0.8859	80.0416	1.3534	81.3950	21.6368	1.2776	22.9144	0.0000	95,720.1206	95,720.1206	4.1649	8.2580	98,285.1207
Maximum	336.0176	135.1432	243.5710	1.0261	80.0416	1.6377	81.6741	21.6368	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	2.07	0.00	2.03	3.81	0.00	3.57	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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

[illegible]

## RiverPark Adopted Specific Plan - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

**Acres of Grading (Site Preparation Phase): 90****Acres of Grading (Grading Phase): 465****Acres of Paving: 226****Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	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

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

**3.2 Site Preparation - 2022****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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>19.6570</b>	<b>1.6126</b>	<b>21.2696</b>	<b>10.1025</b>	<b>1.4836</b>	<b>11.5860</b>		<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
<b>Total</b>	<b>0.0600</b>	<b>0.0421</b>	<b>0.4901</b>	<b>1.2500e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>126.8480</b>	<b>126.8480</b>	<b>4.5500e-003</b>	<b>4.0400e-003</b>	<b>128.1667</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>7.6662</b>	<b>1.6126</b>	<b>9.2788</b>	<b>3.9400</b>	<b>1.4836</b>	<b>5.4235</b>	<b>0.0000</b>	<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
<b>Total</b>	<b>0.0600</b>	<b>0.0421</b>	<b>0.4901</b>	<b>1.2500e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>126.8480</b>	<b>126.8480</b>	<b>4.5500e-003</b>	<b>4.0400e-003</b>	<b>128.1667</b>

**3.3 Grading - 2022****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					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.6349</b>	<b>10.8385</b>	<b>3.6538</b>	<b>1.5041</b>	<b>5.1579</b>		<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
<b>Total</b>	<b>0.0667</b>	<b>0.0468</b>	<b>0.5446</b>	<b>1.3900e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>140.9422</b>	<b>140.9422</b>	<b>5.0500e-003</b>	<b>4.4900e-003</b>	<b>142.4075</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000



## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.6349</b>	<b>5.2243</b>	<b>1.4250</b>	<b>1.5041</b>	<b>2.9291</b>	<b>0.0000</b>	<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
<b>Total</b>	<b>0.0667</b>	<b>0.0468</b>	<b>0.5446</b>	<b>1.3900e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>140.9422</b>	<b>140.9422</b>	<b>5.0500e-003</b>	<b>4.4900e-003</b>	<b>142.4075</b>

**3.3 Grading - 2023****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					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.4245</b>	<b>10.6281</b>	<b>3.6538</b>	<b>1.3105</b>	<b>4.9643</b>		<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
<b>Total</b>	<b>0.0621</b>	<b>0.0417</b>	<b>0.5041</b>	<b>1.3400e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>137.2614</b>	<b>137.2614</b>	<b>4.5900e-003</b>	<b>4.1700e-003</b>	<b>138.6174</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.4245</b>	<b>5.0139</b>	<b>1.4250</b>	<b>1.3105</b>	<b>2.7355</b>	<b>0.0000</b>	<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
<b>Total</b>	<b>0.0621</b>	<b>0.0417</b>	<b>0.5041</b>	<b>1.3400e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>137.2614</b>	<b>137.2614</b>	<b>4.5900e-003</b>	<b>4.1700e-003</b>	<b>138.6174</b>

**3.4 Building Construction - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>
--------------	---------------	----------------	----------------	---------------	--	---------------	---------------	--	---------------	---------------	--	-------------------	-------------------	---------------	--	-------------------

**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	0.0000
Vendor	2.5382	105.0224	36.8809	0.4925	17.9656	0.6017	18.5673	5.1708	0.5755	5.7464		53,429.8456	53,429.8456	2.1870	8.0007	55,868.7186
Worker	23.4774	15.7359	190.4462	0.5067	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		51,857.3374	51,857.3374	1.7323	1.5739	52,369.6522
<b>Total</b>	<b>26.0156</b>	<b>120.7583</b>	<b>227.3270</b>	<b>0.9992</b>	<b>80.0364</b>	<b>0.9380</b>	<b>80.9743</b>	<b>21.6349</b>	<b>0.8852</b>	<b>22.5201</b>		<b>105,287.1830</b>	<b>105,287.1830</b>	<b>3.9193</b>	<b>9.5745</b>	<b>108,238.3709</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>	<b>0.0000</b>	<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.5382	105.0224	36.8809	0.4925	17.9656	0.6017	18.5673	5.1708	0.5755	5.7464		53,429.8456	53,429.8456	2.1870	8.0007	55,868.7186
Worker	23.4774	15.7359	190.4462	0.5067	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		51,857.3374	51,857.3374	1.7323	1.5739	52,369.6522
<b>Total</b>	<b>26.0156</b>	<b>120.7583</b>	<b>227.3270</b>	<b>0.9992</b>	<b>80.0364</b>	<b>0.9380</b>	<b>80.9743</b>	<b>21.6349</b>	<b>0.8852</b>	<b>22.5201</b>		<b>105,287.1830</b>	<b>105,287.1830</b>	<b>3.9193</b>	<b>9.5745</b>	<b>108,238.3709</b>

**3.4 Building Construction - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>		<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.4690	104.5452	36.6868	0.4843	17.9666	0.6030	18.5696	5.1712	0.5769	5.7480		52,625.5199	52,625.5199	2.2428	7.8780	55,029.2472
Worker	21.9759	14.1211	177.8853	0.4912	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		50,667.4697	50,667.4697	1.5799	1.4679	51,144.4055
<b>Total</b>	<b>24.4448</b>	<b>118.6663</b>	<b>214.5721</b>	<b>0.9755</b>	<b>80.0373</b>	<b>0.9249</b>	<b>80.9623</b>	<b>21.6353</b>	<b>0.8732</b>	<b>22.5085</b>		<b>103,292.9896</b>	<b>103,292.9896</b>	<b>3.8227</b>	<b>9.3460</b>	<b>106,173.6528</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.4690	104.5452	36.6868	0.4843	17.9666	0.6030	18.5696	5.1712	0.5769	5.7480		52,625.5199	52,625.5199	2.2428	7.8780	55,029.2472
Worker	21.9759	14.1211	177.8853	0.4912	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		50,667.4697	50,667.4697	1.5799	1.4679	51,144.4055
<b>Total</b>	<b>24.4448</b>	<b>118.6663</b>	<b>214.5721</b>	<b>0.9755</b>	<b>80.0373</b>	<b>0.9249</b>	<b>80.9623</b>	<b>21.6353</b>	<b>0.8732</b>	<b>22.5085</b>		<b>103,292.9896</b>	<b>103,292.9896</b>	<b>3.8227</b>	<b>9.3460</b>	<b>106,173.6528</b>

**3.4 Building Construction - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4074	103.3749	36.5411	0.4747	17.9675	0.6031	18.5706	5.1715	0.5769	5.7484		51,666.3617	51,666.3617	2.3063	7.7312	54,027.9107
Worker	20.6200	12.7416	166.5653	0.4743	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		49,414.3379	49,414.3379	1.4383	1.3743	49,859.8470
<b>Total</b>	<b>23.0274</b>	<b>116.1165</b>	<b>203.1065</b>	<b>0.9490</b>	<b>80.0382</b>	<b>0.9102</b>	<b>80.9484</b>	<b>21.6356</b>	<b>0.8596</b>	<b>22.4952</b>		<b>101,080.6996</b>	<b>101,080.6996</b>	<b>3.7446</b>	<b>9.1055</b>	<b>103,887.7578</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**



## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4074	103.3749	36.5411	0.4747	17.9675	0.6031	18.5706	5.1715	0.5769	5.7484		51,666.3617	51,666.3617	2.3063	7.7312	54,027.9107
Worker	20.6200	12.7416	166.5653	0.4743	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		49,414.3379	49,414.3379	1.4383	1.3743	49,859.8470
<b>Total</b>	<b>23.0274</b>	<b>116.1165</b>	<b>203.1065</b>	<b>0.9490</b>	<b>80.0382</b>	<b>0.9102</b>	<b>80.9484</b>	<b>21.6356</b>	<b>0.8596</b>	<b>22.4952</b>		<b>101,080.6996</b>	<b>101,080.6996</b>	<b>3.7446</b>	<b>9.1055</b>	<b>103,887.7578</b>

**3.4 Building Construction - 2026****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3517	102.0986	36.4806	0.4652	17.9684	0.6004	18.5688	5.1719	0.5743	5.7462		50,709.874 4	50,709.874 4	2.3684	7.5850	53,029.4142
Worker	19.4173	11.5942	156.8978	0.4593	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		48,247.766 3	48,247.766 3	1.3148	1.2963	48,666.9259
<b>Total</b>	<b>21.7690</b>	<b>113.6928</b>	<b>193.3784</b>	<b>0.9245</b>	<b>80.0392</b>	<b>0.8922</b>	<b>80.9313</b>	<b>21.6359</b>	<b>0.8429</b>	<b>22.4788</b>		<b>98,957.640 8</b>	<b>98,957.640 8</b>	<b>3.6832</b>	<b>8.8813</b>	<b>101,696.340 1</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3517	102.0986	36.4806	0.4652	17.9684	0.6004	18.5688	5.1719	0.5743	5.7462		50,709.874 4	50,709.874 4	2.3684	7.5850	53,029.4142
Worker	19.4173	11.5942	156.8978	0.4593	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		48,247.766 3	48,247.766 3	1.3148	1.2963	48,666.9259
<b>Total</b>	<b>21.7690</b>	<b>113.6928</b>	<b>193.3784</b>	<b>0.9245</b>	<b>80.0392</b>	<b>0.8922</b>	<b>80.9313</b>	<b>21.6359</b>	<b>0.8429</b>	<b>22.4788</b>		<b>98,957.640 8</b>	<b>98,957.640 8</b>	<b>3.6832</b>	<b>8.8813</b>	<b>101,696.340 1</b>

**3.4 Building Construction - 2027****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3049	100.7069	36.4336	0.4550	17.9693	0.5960	18.5652	5.1722	0.5701	5.7423		49,672.364 0	49,672.364 0	2.4235	7.4283	51,946.5689
Worker	18.2893	10.6109	148.5273	0.4458	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		47,193.250 0	47,193.250 0	1.2066	1.2299	47,589.9081
<b>Total</b>	<b>20.5942</b>	<b>111.3178</b>	<b>184.9609</b>	<b>0.9008</b>	<b>80.0400</b>	<b>0.8705</b>	<b>80.9105</b>	<b>21.6362</b>	<b>0.8227</b>	<b>22.4589</b>		<b>96,865.613 9</b>	<b>96,865.613 9</b>	<b>3.6301</b>	<b>8.6581</b>	<b>99,536.4770</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.3049	100.7069	36.4336	0.4550	17.9693	0.5960	18.5652	5.1722	0.5701	5.7423		49,672.364 0	49,672.364 0	2.4235	7.4283	51,946.5689
Worker	18.2893	10.6109	148.5273	0.4458	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		47,193.250 0	47,193.250 0	1.2066	1.2299	47,589.9081
<b>Total</b>	<b>20.5942</b>	<b>111.3178</b>	<b>184.9609</b>	<b>0.9008</b>	<b>80.0400</b>	<b>0.8705</b>	<b>80.9105</b>	<b>21.6362</b>	<b>0.8227</b>	<b>22.4589</b>		<b>96,865.613 9</b>	<b>96,865.613 9</b>	<b>3.6301</b>	<b>8.6581</b>	<b>99,536.4770</b>

**3.4 Building Construction - 2028****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.2685	99.5924	36.5154	0.4453	17.9701	0.5923	18.5624	5.1725	0.5666	5.7391		48,693.6965	48,693.6965	2.4791	7.2790	50,924.8251
Worker	17.2321	9.7760	141.4845	0.4338	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		46,262.3670	46,262.3670	1.1125	1.1737	46,639.9375
<b>Total</b>	<b>19.5006</b>	<b>109.3684</b>	<b>177.9999</b>	<b>0.8791</b>	<b>80.0408</b>	<b>0.8486</b>	<b>80.8895</b>	<b>21.6365</b>	<b>0.8025</b>	<b>22.4390</b>		<b>94,956.0635</b>	<b>94,956.0635</b>	<b>3.5916</b>	<b>8.4527</b>	<b>97,564.7626</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.2685	99.5924	36.5154	0.4453	17.9701	0.5923	18.5624	5.1725	0.5666	5.7391		48,693.6965	48,693.6965	2.4791	7.2790	50,924.8251
Worker	17.2321	9.7760	141.4845	0.4338	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		46,262.3670	46,262.3670	1.1125	1.1737	46,639.9375
<b>Total</b>	<b>19.5006</b>	<b>109.3684</b>	<b>177.9999</b>	<b>0.8791</b>	<b>80.0408</b>	<b>0.8486</b>	<b>80.8895</b>	<b>21.6365</b>	<b>0.8025</b>	<b>22.4390</b>		<b>94,956.0635</b>	<b>94,956.0635</b>	<b>3.5916</b>	<b>8.4527</b>	<b>97,564.7626</b>

**3.4 Building Construction - 2029****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.2339	98.4365	36.5820	0.4359	17.9708	0.5866	18.5574	5.1727	0.5612	5.7339		47,730.928 1	47,730.928 1	2.5356	7.1326	49,919.8310
Worker	16.1962	9.0488	135.2492	0.4230	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		45,432.718 2	45,432.718 2	1.0284	1.1254	45,793.7916
<b>Total</b>	<b>18.4300</b>	<b>107.4853</b>	<b>171.8312</b>	<b>0.8589</b>	<b>80.0416</b>	<b>0.8259</b>	<b>80.8674</b>	<b>21.6368</b>	<b>0.7813</b>	<b>22.4181</b>		<b>93,163.646 2</b>	<b>93,163.646 2</b>	<b>3.5640</b>	<b>8.2580</b>	<b>95,713.6226</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**



## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.2339	98.4365	36.5820	0.4359	17.9708	0.5866	18.5574	5.1727	0.5612	5.7339		47,730.928 1	47,730.928 1	2.5356	7.1326	49,919.8310
Worker	16.1962	9.0488	135.2492	0.4230	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		45,432.718 2	45,432.718 2	1.0284	1.1254	45,793.7916
<b>Total</b>	<b>18.4300</b>	<b>107.4853</b>	<b>171.8312</b>	<b>0.8589</b>	<b>80.0416</b>	<b>0.8259</b>	<b>80.8674</b>	<b>21.6368</b>	<b>0.7813</b>	<b>22.4181</b>		<b>93,163.646 2</b>	<b>93,163.646 2</b>	<b>3.5640</b>	<b>8.2580</b>	<b>95,713.6226</b>

**3.5 Paving - 2029****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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>		<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
<b>Total</b>	<b>0.0322</b>	<b>0.0180</b>	<b>0.2685</b>	<b>8.4000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>90.1920</b>	<b>90.1920</b>	<b>2.0400e-003</b>	<b>2.2300e-003</b>	<b>90.9088</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>	<b>0.0000</b>	<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
<b>Total</b>	<b>0.0322</b>	<b>0.0180</b>	<b>0.2685</b>	<b>8.4000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>90.1920</b>	<b>90.1920</b>	<b>2.0400e-003</b>	<b>2.2300e-003</b>	<b>90.9088</b>

**3.6 Architectural Coating - 2029****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	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>332.7788</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	3.2388	1.8095	27.0463	0.0846	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,085.3411	9,085.3411	0.2056	0.2251	9,157.5462
<b>Total</b>	<b>3.2388</b>	<b>1.8095</b>	<b>27.0463</b>	<b>0.0846</b>	<b>12.4125</b>	<b>0.0478</b>	<b>12.4604</b>	<b>3.2924</b>	<b>0.0440</b>	<b>3.3364</b>		<b>9,085.3411</b>	<b>9,085.3411</b>	<b>0.2056</b>	<b>0.2251</b>	<b>9,157.5462</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>332.7788</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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
Worker	3.2388	1.8095	27.0463	0.0846	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,085.3411	9,085.3411	0.2056	0.2251	9,157.5462
<b>Total</b>	<b>3.2388</b>	<b>1.8095</b>	<b>27.0463</b>	<b>0.0846</b>	<b>12.4125</b>	<b>0.0478</b>	<b>12.4604</b>	<b>3.2924</b>	<b>0.0440</b>	<b>3.3364</b>		<b>9,085.3411</b>	<b>9,085.3411</b>	<b>0.2056</b>	<b>0.2251</b>	<b>9,157.5462</b>

**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	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.02	338,681.02	24.7911	16.6482	344,261.970
Unmitigated	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.02	338,681.02	24.7911	16.6482	344,261.970

**4.2 Trip Summary Information**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
<b>Total</b>	<b>82,366.35</b>	<b>87,798.01</b>	<b>49,522.60</b>	<b>164,115,798</b>	<b>164,115,798</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

**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	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
NaturalGas Unmitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972

**5.2 Energy by Land Use - NaturalGas**

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****Unmitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	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
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8581.53	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53884.5	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
<b>Total</b>		<b>2.1714</b>	<b>18.9539</b>	<b>10.8160</b>	<b>0.1184</b>		<b>1.5003</b>	<b>1.5003</b>		<b>1.5003</b>	<b>1.5003</b>		<b>23,688.1305</b>	<b>23,688.1305</b>	<b>0.4540</b>	<b>0.4343</b>	<b>23,828.8972</b>

**Mitigated**



## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29.942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	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
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.58153	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53.8845	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
<b>Total</b>		<b>2.1714</b>	<b>18.9539</b>	<b>10.8160</b>	<b>0.1184</b>		<b>1.5003</b>	<b>1.5003</b>		<b>1.5003</b>	<b>1.5003</b>		<b>23,688.1305</b>	<b>23,688.1305</b>	<b>0.4540</b>	<b>0.4343</b>	<b>23,828.8972</b>

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

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Unmitigated	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147

**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	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	133.9265					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147

## RiverPark Adopted Specific Plan - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

<b>Total</b>	<b>150.8938</b>	<b>2.6647</b>	<b>231.2408</b>	<b>0.0123</b>		<b>1.2849</b>	<b>1.2849</b>		<b>1.2849</b>	<b>1.2849</b>	<b>0.0000</b>	<b>417.6291</b>	<b>417.6291</b>	<b>0.3994</b>	<b>0.0000</b>	<b>427.6147</b>
--------------	-----------------	---------------	-----------------	---------------	--	---------------	---------------	--	---------------	---------------	---------------	-----------------	-----------------	---------------	---------------	-----------------

**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	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	124.1813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147
<b>Total</b>	<b>141.1486</b>	<b>2.6647</b>	<b>231.2408</b>	<b>0.0123</b>		<b>1.2849</b>	<b>1.2849</b>		<b>1.2849</b>	<b>1.2849</b>	<b>0.0000</b>	<b>417.6291</b>	<b>417.6291</b>	<b>0.3994</b>	<b>0.0000</b>	<b>427.6147</b>

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

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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 Stationary Equipment

---

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

---

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**RiverPark Adopted Specific Plan**  
**Ventura County, Annual**

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

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

**1.2 Other Project Characteristics**

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

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

Project Characteristics -

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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					
2022	0.2792	2.9187	2.0697	4.3200e-003	1.1467	0.1294	1.2761	0.4968	0.1190	0.6159	0.0000	380.1155	380.1155	0.1201	3.0000e-004	383.2083
2023	2.7211	14.6422	25.3339	0.1068	8.4388	0.2067	8.6456	2.2918	0.1940	2.4857	0.0000	10,165.1985	10,165.1985	0.4632	0.8816	10,439.4841
2024	3.1668	17.1709	29.8354	0.1317	10.2992	0.2012	10.5005	2.7886	0.1897	2.9784	0.0000	12,616.5808	12,616.5808	0.5200	1.1052	12,958.9348
2025	2.9675	16.6498	28.2220	0.1278	10.2600	0.1874	10.4474	2.7780	0.1767	2.9547	0.0000	12,305.4303	12,305.4303	0.5089	1.0728	12,637.8486
2026	2.8130	16.3367	26.9610	0.1245	10.2601	0.1850	10.4452	2.7781	0.1745	2.9526	0.0000	12,053.0298	12,053.0298	0.5021	1.0465	12,377.4366
2027	2.6694	16.0291	25.8706	0.1214	10.2603	0.1822	10.4425	2.7781	0.1719	2.9500	0.0000	11,804.4269	11,804.4269	0.4962	1.0203	12,120.8724
2028	2.5268	15.7162	24.8733	0.1181	10.2210	0.1787	10.3997	2.7675	0.1686	2.9362	0.0000	11,533.2102	11,533.2102	0.4901	0.9923	11,841.1719
2029	18.8954	3.0716	6.1773	0.0244	2.2885	0.0562	2.3448	0.6162	0.0526	0.6688	0.0000	2,370.4606	2,370.4606	0.1232	0.1639	2,422.3902
Maximum	18.8954	17.1709	29.8354	0.1317	10.2992	0.2067	10.5005	2.7886	0.1940	2.9784	0.0000	12,616.5808	12,616.5808	0.5200	1.1052	12,958.9348

**Mitigated Construction**



## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	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					
2022	0.2792	2.9187	2.0697	4.3200e-003	0.4547	0.1294	0.5841	0.1958	0.1190	0.3148	0.0000	380.1150	380.1150	0.1201	3.0000e-004	383.2078
2023	2.7211	14.6422	25.3339	0.1068	8.1856	0.2067	8.3923	2.2190	0.1940	2.4130	0.0000	10,165.1980	10,165.1980	0.4632	0.8816	10,439.4836
2024	3.1668	17.1709	29.8354	0.1317	10.2992	0.2012	10.5005	2.7886	0.1897	2.9784	0.0000	12,616.5804	12,616.5804	0.5200	1.1052	12,958.9344
2025	2.9675	16.6498	28.2220	0.1278	10.2600	0.1874	10.4474	2.7780	0.1767	2.9547	0.0000	12,305.4299	12,305.4299	0.5089	1.0728	12,637.8482
2026	2.8130	16.3367	26.9610	0.1245	10.2601	0.1850	10.4452	2.7781	0.1745	2.9526	0.0000	12,053.0294	12,053.0294	0.5021	1.0465	12,377.4363
2027	2.6694	16.0291	25.8706	0.1214	10.2603	0.1822	10.4425	2.7781	0.1719	2.9500	0.0000	11,804.4266	11,804.4266	0.4962	1.0203	12,120.8721
2028	2.5268	15.7162	24.8733	0.1181	10.2210	0.1787	10.3997	2.7675	0.1686	2.9362	0.0000	11,533.2099	11,533.2099	0.4901	0.9923	11,841.1716
2029	18.8954	3.0716	6.1773	0.0244	2.2885	0.0562	2.3448	0.6162	0.0526	0.6688	0.0000	2,370.4604	2,370.4604	0.1232	0.1639	2,422.3900
Maximum	18.8954	17.1709	29.8354	0.1317	10.2992	0.2067	10.5005	2.7886	0.1940	2.9784	0.0000	12,616.5804	12,616.5804	0.5200	1.1052	12,958.9344

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	1.50	0.00	1.47	2.16	0.00	2.02	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-24-2022	8-23-2022	1.2120	1.2120
2	8-24-2022	11-23-2022	1.3990	1.3990
3	11-24-2022	2-23-2023	1.3096	1.3096
4	2-24-2023	5-23-2023	3.8999	3.8999
5	5-24-2023	8-23-2023	5.0719	5.0719
6	8-24-2023	11-23-2023	5.2333	5.2333

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

7	11-24-2023	2-23-2024	5.2562	5.2562
8	2-24-2024	5-23-2024	4.9270	4.9270
9	5-24-2024	8-23-2024	4.9278	4.9278
10	8-24-2024	11-23-2024	5.0830	5.0830
11	11-24-2024	2-23-2025	5.0950	5.0950
12	2-24-2025	5-23-2025	4.7160	4.7160
13	5-24-2025	8-23-2025	4.7721	4.7721
14	8-24-2025	11-23-2025	4.9214	4.9214
15	11-24-2025	2-23-2026	4.9555	4.9555
16	2-24-2026	5-23-2026	4.6040	4.6040
17	5-24-2026	8-23-2026	4.6598	4.6598
18	8-24-2026	11-23-2026	4.8040	4.8040
19	11-24-2026	2-23-2027	4.8371	4.8371
20	2-24-2027	5-23-2027	4.4958	4.4958
21	5-24-2027	8-23-2027	4.5512	4.5512
22	8-24-2027	11-23-2027	4.6907	4.6907
23	11-24-2027	2-23-2028	4.7302	4.7302
24	2-24-2028	5-23-2028	4.4541	4.4541
25	5-24-2028	8-23-2028	4.4583	4.4583
26	8-24-2028	11-23-2028	4.5937	4.5937
27	11-24-2028	2-23-2029	4.6320	4.6320
28	2-24-2029	5-23-2029	0.4429	0.4429
29	5-24-2029	8-23-2029	3.1326	3.1326
30	8-24-2029	9-30-2029	4.5931	4.5931
		Highest	5.2562	5.2562

**2.2 Overall Operational**

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	26.8958	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Energy	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	11,673.8131	11,673.8131	0.7295	0.1512	11,737.1098
Mobile	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779
Waste						0.0000	0.0000		0.0000	0.0000	913.8673	0.0000	913.8673	54.0080	0.0000	2,264.0677
Water						0.0000	0.0000		0.0000	0.0000	124.3619	1,492.4954	1,616.8574	12.8991	0.3169	2,033.7634
<b>Total</b>	<b>55.1087</b>	<b>31.4351</b>	<b>267.1142</b>	<b>0.5031</b>	<b>61.7861</b>	<b>0.7378</b>	<b>62.5239</b>	<b>16.4918</b>	<b>0.7144</b>	<b>17.2062</b>	<b>1,038.2293</b>	<b>60,103.6703</b>	<b>61,141.8996</b>	<b>70.9633</b>	<b>2.7149</b>	<b>63,725.0321</b>

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	25.1173	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Energy	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	11,673.8131	11,673.8131	0.7295	0.1512	11,737.1098
Mobile	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Waste						0.0000	0.0000		0.0000	0.0000	913.8673	0.0000	913.8673	54.0080	0.0000	2,264.0677
Water						0.0000	0.0000		0.0000	0.0000	99.4895	1,275.6302	1,375.1198	10.3262	0.2543	1,709.0657
Total	53.3302	31.4351	267.1142	0.5031	61.7861	0.7378	62.5239	16.4918	0.7144	17.2062	1,013.3569	59,886.8051	60,900.1620	68.3904	2.6524	63,400.3344

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.40	0.36	0.40	3.63	2.30	0.51

## 3.0 Construction Detail

## Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped

## OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
------------	------------------------	--------	-------------	-------------	-------------

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	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	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

**3.2 Site Preparation - 2022****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					0.5897	0.0000	0.5897	0.3031	0.0000	0.3031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3182	100.3182	0.0324	0.0000	101.1293
<b>Total</b>	<b>0.0951</b>	<b>0.9925</b>	<b>0.5909</b>	<b>1.1400e-003</b>	<b>0.5897</b>	<b>0.0484</b>	<b>0.6381</b>	<b>0.3031</b>	<b>0.0445</b>	<b>0.3476</b>	<b>0.0000</b>	<b>100.3182</b>	<b>100.3182</b>	<b>0.0324</b>	<b>0.0000</b>	<b>101.1293</b>

**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	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

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					0.2300	0.0000	0.2300	0.1182	0.0000	0.1182	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3181	100.3181	0.0324	0.0000	101.1292
<b>Total</b>	<b>0.0951</b>	<b>0.9925</b>	<b>0.5909</b>	<b>1.1400e-003</b>	<b>0.2300</b>	<b>0.0484</b>	<b>0.2784</b>	<b>0.1182</b>	<b>0.0445</b>	<b>0.1627</b>	<b>0.0000</b>	<b>100.3181</b>	<b>100.3181</b>	<b>0.0324</b>	<b>0.0000</b>	<b>101.1292</b>

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	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

## 3.3 Grading - 2022

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					0.5447	0.0000	0.5447	0.1905	0.0000	0.1905	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9463	269.9463	0.0873	0.0000	272.1289
<b>Total</b>	<b>0.1794</b>	<b>1.9228</b>	<b>1.4376</b>	<b>3.0700e-003</b>	<b>0.5447</b>	<b>0.0809</b>	<b>0.6256</b>	<b>0.1905</b>	<b>0.0745</b>	<b>0.2649</b>	<b>0.0000</b>	<b>269.9463</b>	<b>269.9463</b>	<b>0.0873</b>	<b>0.0000</b>	<b>272.1289</b>

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	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383



## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

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					0.2124	0.0000	0.2124	0.0743	0.0000	0.0743	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9459	269.9459	0.0873	0.0000	272.1286
<b>Total</b>	<b>0.1794</b>	<b>1.9228</b>	<b>1.4376</b>	<b>3.0700e-003</b>	<b>0.2124</b>	<b>0.0809</b>	<b>0.2934</b>	<b>0.0743</b>	<b>0.0745</b>	<b>0.1487</b>	<b>0.0000</b>	<b>269.9459</b>	<b>269.9459</b>	<b>0.0873</b>	<b>0.0000</b>	<b>272.1286</b>

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	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

## 3.3 Grading - 2023

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					0.4152	0.0000	0.4152	0.1193	0.0000	0.1193	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6986	152.6986	0.0494	0.0000	153.9332
<b>Total</b>	<b>0.0930</b>	<b>0.9664</b>	<b>0.7854</b>	<b>1.7400e-003</b>	<b>0.4152</b>	<b>0.0399</b>	<b>0.4551</b>	<b>0.1193</b>	<b>0.0367</b>	<b>0.1560</b>	<b>0.0000</b>	<b>152.6986</b>	<b>152.6986</b>	<b>0.0494</b>	<b>0.0000</b>	<b>153.9332</b>

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

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					0.1619	0.0000	0.1619	0.0465	0.0000	0.0465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6984	152.6984	0.0494	0.0000	153.9331
<b>Total</b>	<b>0.0930</b>	<b>0.9664</b>	<b>0.7854</b>	<b>1.7400e-003</b>	<b>0.1619</b>	<b>0.0399</b>	<b>0.2018</b>	<b>0.0465</b>	<b>0.0367</b>	<b>0.0832</b>	<b>0.0000</b>	<b>152.6984</b>	<b>152.6984</b>	<b>0.0494</b>	<b>0.0000</b>	<b>153.9331</b>

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

## 3.4 Building Construction - 2023

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	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4408	236.4408	0.0563	0.0000	237.8470
Total	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4408	236.4408	0.0563	0.0000	237.8470

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	0.2635	10.6617	3.6964	0.0502	1.8047	0.0612	1.8659	0.5206	0.0585	0.5791	0.0000	4,939.9197	4,939.9197	0.2028	0.7396	5,165.3836
Worker	2.2026	1.5457	19.1812	0.0521	6.2144	0.0343	6.2487	1.6507	0.0316	1.6823	0.0000	4,832.6280	4,832.6280	0.1547	0.1419	4,878.7753

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.4661	12.2074	22.8776	0.1022	8.0191	0.0955	8.1146	2.1713	0.0901	2.2614	0.0000	9,772.5477	9,772.5477	0.3575	0.8815	10,044.1589
-------	--------	---------	---------	--------	--------	--------	--------	--------	--------	--------	--------	------------	------------	--------	--------	-------------

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	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4406	236.4406	0.0563	0.0000	237.8467
Total	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4406	236.4406	0.0563	0.0000	237.8467

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	0.2635	10.6617	3.6964	0.0502	1.8047	0.0612	1.8659	0.5206	0.0585	0.5791	0.0000	4,939.9197	4,939.9197	0.2028	0.7396	5,165.3836
Worker	2.2026	1.5457	19.1812	0.0521	6.2144	0.0343	6.2487	1.6507	0.0316	1.6823	0.0000	4,832.6280	4,832.6280	0.1547	0.1419	4,878.7753

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	2.4661	12.2074	22.8776	0.1022	8.0191	0.0955	8.1146	2.1713	0.0901	2.2614	0.0000	9,772.5477	9,772.5477	0.3575	0.8815	10,044.1589
-------	--------	---------	---------	--------	--------	--------	--------	--------	--------	--------	--------	------------	------------	--------	--------	-------------

**3.4 Building Construction - 2024****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	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
<b>Total</b>	<b>0.1928</b>	<b>1.7611</b>	<b>2.1179</b>	<b>3.5300e-003</b>		<b>0.0803</b>	<b>0.0803</b>		<b>0.0756</b>	<b>0.0756</b>	<b>0.0000</b>	<b>303.7223</b>	<b>303.7223</b>	<b>0.0718</b>	<b>0.0000</b>	<b>305.5179</b>

**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	0.3299	13.6287	4.7234	0.0634	2.3180	0.0787	2.3967	0.6687	0.0753	0.7440	0.0000	6,248.7274	6,248.7274	0.2671	0.9353	6,534.1155
Worker	2.6441	1.7810	22.9942	0.0648	7.9812	0.0422	8.0234	2.1200	0.0388	2.1588	0.0000	6,064.1311	6,064.1311	0.1811	0.1699	6,119.3013

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.9740	15.4097	27.7175	0.1282	10.2992	0.1209	10.4201	2.7886	0.1141	2.9028	0.0000	12,312.8585	12,312.8585	0.4482	1.1052	12,653.4169
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-------------	-------------	--------	--------	-------------

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	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175

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	0.3299	13.6287	4.7234	0.0634	2.3180	0.0787	2.3967	0.6687	0.0753	0.7440	0.0000	6,248.7274	6,248.7274	0.2671	0.9353	6,534.1155
Worker	2.6441	1.7810	22.9942	0.0648	7.9812	0.0422	8.0234	2.1200	0.0388	2.1588	0.0000	6,064.1311	6,064.1311	0.1811	0.1699	6,119.3013

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	2.9740	15.4097	27.7175	0.1282	10.2992	0.1209	10.4201	2.7886	0.1141	2.9028	0.0000	12,312.8585	12,312.8585	0.4482	1.1052	12,653.4169
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-------------	-------------	--------	--------	-------------

**3.4 Building Construction - 2025****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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
<b>Total</b>	<b>0.1785</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6549</b>	<b>302.6549</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4335</b>

**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	0.3210	13.4219	4.6874	0.0619	2.3093	0.0785	2.3877	0.6662	0.0751	0.7412	0.0000	6,111.2697	6,111.2697	0.2736	0.9143	6,390.5749
Worker	2.4680	1.6006	21.4355	0.0623	7.9508	0.0401	7.9908	2.1119	0.0369	2.1488	0.0000	5,891.5057	5,891.5057	0.1641	0.1585	5,942.8402



## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.7890	15.0225	26.1229	0.1242	10.2600	0.1185	10.3785	2.7780	0.1119	2.8900	0.0000	12,002.775 4	12,002.775 4	0.4378	1.0728	12,333.4151
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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	0.3210	13.4219	4.6874	0.0619	2.3093	0.0785	2.3877	0.6662	0.0751	0.7412	0.0000	6,111.2697	6,111.2697	0.2736	0.9143	6,390.5749
Worker	2.4680	1.6006	21.4355	0.0623	7.9508	0.0401	7.9908	2.1119	0.0369	2.1488	0.0000	5,891.5057	5,891.5057	0.1641	0.1585	5,942.8402

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	2.7890	15.0225	26.1229	0.1242	10.2600	0.1185	10.3785	2.7780	0.1119	2.8900	0.0000	12,002.775 4	12,002.775 4	0.4378	1.0728	12,333.4151
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

**3.4 Building Construction - 2026****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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
<b>Total</b>	<b>0.1785</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6549</b>	<b>302.6549</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4335</b>

**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	0.3142	13.2533	4.6806	0.0607	2.3094	0.0781	2.3875	0.6662	0.0747	0.7409	0.0000	5,998.0011	5,998.0011	0.2810	0.8970	6,272.3333
Worker	2.3204	1.4561	20.1814	0.0604	7.9508	0.0381	7.9888	2.1119	0.0351	2.1469	0.0000	5,752.3738	5,752.3738	0.1500	0.1495	5,800.6698

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.6346	14.7094	24.8619	0.1210	10.2601	0.1162	10.3763	2.7781	0.1098	2.8879	0.0000	11,750.374 9	11,750.374 9	0.4310	1.0465	12,073.0031
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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	0.3142	13.2533	4.6806	0.0607	2.3094	0.0781	2.3875	0.6662	0.0747	0.7409	0.0000	5,998.0011	5,998.0011	0.2810	0.8970	6,272.3333
Worker	2.3204	1.4561	20.1814	0.0604	7.9508	0.0381	7.9888	2.1119	0.0351	2.1469	0.0000	5,752.3738	5,752.3738	0.1500	0.1495	5,800.6698

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.6346	14.7094	24.8619	0.1210	10.2601	0.1162	10.3763	2.7781	0.1098	2.8879	0.0000	11,750.374 9	11,750.374 9	0.4310	1.0465	12,073.0031
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

## 3.4 Building Construction - 2027

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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
<b>Total</b>	<b>0.1785</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6549</b>	<b>302.6549</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4335</b>

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	0.3084	13.0695	4.6753	0.0593	2.3095	0.0776	2.3871	0.6663	0.0742	0.7404	0.0000	5,875.1478	5,875.1478	0.2875	0.8785	6,144.1133
Worker	2.1826	1.3323	19.0962	0.0586	7.9508	0.0358	7.9866	2.1119	0.0330	2.1448	0.0000	5,626.6242	5,626.6242	0.1375	0.1418	5,672.3256

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	2.4910	14.4018	23.7715	0.1179	10.2603	0.1134	10.3736	2.7781	0.1072	2.8853	0.0000	11,501.7720	11,501.7720	0.4251	1.0203	11,816.4389
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-------------	-------------	--------	--------	-------------

**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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
<b>Total</b>	<b>0.1784</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6545</b>	<b>302.6545</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4331</b>

**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	0.3084	13.0695	4.6753	0.0593	2.3095	0.0776	2.3871	0.6663	0.0742	0.7404	0.0000	5,875.1478	5,875.1478	0.2875	0.8785	6,144.1133
Worker	2.1826	1.3323	19.0962	0.0586	7.9508	0.0358	7.9866	2.1119	0.0330	2.1448	0.0000	5,626.6242	5,626.6242	0.1375	0.1418	5,672.3256

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.4910	14.4018	23.7715	0.1179	10.2603	0.1134	10.3736	2.7781	0.1072	2.8853	0.0000	11,501.7720	11,501.7720	0.4251	1.0203	11,816.4389
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-------------	-------------	--------	--------	-------------

## 3.4 Building Construction - 2028

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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671

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	0.3028	12.8726	4.6688	0.0578	2.3007	0.0768	2.3775	0.6637	0.0735	0.7372	0.0000	5,737.2178	5,737.2178	0.2930	0.8575	6,000.0737
Worker	2.0462	1.2226	18.1135	0.0568	7.9203	0.0333	7.9536	2.1038	0.0307	2.1344	0.0000	5,494.4972	5,494.4972	0.1263	0.1348	5,537.8311

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	2.3490	14.0951	22.7823	0.1146	10.2210	0.1101	10.3312	2.7675	0.1041	2.8716	0.0000	11,231.715 0	11,231.715 0	0.4193	0.9923	11,537.9048
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

**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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
<b>Total</b>	<b>0.1778</b>	<b>1.6211</b>	<b>2.0910</b>	<b>3.5000e-003</b>		<b>0.0686</b>	<b>0.0686</b>		<b>0.0645</b>	<b>0.0645</b>	<b>0.0000</b>	<b>301.4949</b>	<b>301.4949</b>	<b>0.0709</b>	<b>0.0000</b>	<b>303.2667</b>

**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	0.3028	12.8726	4.6688	0.0578	2.3007	0.0768	2.3775	0.6637	0.0735	0.7372	0.0000	5,737.2178	5,737.2178	0.2930	0.8575	6,000.0737
Worker	2.0462	1.2226	18.1135	0.0568	7.9203	0.0333	7.9536	2.1038	0.0307	2.1344	0.0000	5,494.4972	5,494.4972	0.1263	0.1348	5,537.8311

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	2.3490	14.0951	22.7823	0.1146	10.2210	0.1101	10.3312	2.7675	0.1041	2.8716	0.0000	11,231.715 0	11,231.715 0	0.4193	0.9923	11,537.9048
-------	--------	---------	---------	--------	---------	--------	---------	--------	--------	--------	--------	-----------------	-----------------	--------	--------	-------------

## 3.4 Building Construction - 2029

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	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5435	47.5435	0.0112	0.0000	47.8229
<b>Total</b>	<b>0.0280</b>	<b>0.2556</b>	<b>0.3297</b>	<b>5.5000e-004</b>		<b>0.0108</b>	<b>0.0108</b>		<b>0.0102</b>	<b>0.0102</b>	<b>0.0000</b>	<b>47.5435</b>	<b>47.5435</b>	<b>0.0112</b>	<b>0.0000</b>	<b>47.8229</b>

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	0.0471	2.0059	0.7377	8.9300e-003	0.3628	0.0120	0.3748	0.1047	0.0115	0.1162	0.0000	886.8122	886.8122	0.0473	0.1325	927.4775
Worker	0.3030	0.1784	2.7296	8.7300e-003	1.2490	4.9000e-003	1.2539	0.3318	4.5100e-003	0.3363	0.0000	850.9026	850.9026	0.0184	0.0204	857.4373



## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

<b>Total</b>	<b>0.3500</b>	<b>2.1844</b>	<b>3.4673</b>	<b>0.0177</b>	<b>1.6118</b>	<b>0.0169</b>	<b>1.6287</b>	<b>0.4364</b>	<b>0.0160</b>	<b>0.4524</b>	<b>0.0000</b>	<b>1,737.7148</b>	<b>1,737.7148</b>	<b>0.0657</b>	<b>0.1529</b>	<b>1,784.9149</b>
--------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	-------------------	-------------------	---------------	---------------	-------------------

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5434	47.5434	0.0112	0.0000	47.8228
<b>Total</b>	<b>0.0280</b>	<b>0.2556</b>	<b>0.3297</b>	<b>5.5000e-004</b>		<b>0.0108</b>	<b>0.0108</b>		<b>0.0102</b>	<b>0.0102</b>	<b>0.0000</b>	<b>47.5434</b>	<b>47.5434</b>	<b>0.0112</b>	<b>0.0000</b>	<b>47.8228</b>

**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	0.0471	2.0059	0.7377	8.9300e-003	0.3628	0.0120	0.3748	0.1047	0.0115	0.1162	0.0000	886.8122	886.8122	0.0473	0.1325	927.4775
Worker	0.3030	0.1784	2.7296	8.7300e-003	1.2490	4.9000e-003	1.2539	0.3318	4.5100e-003	0.3363	0.0000	850.9026	850.9026	0.0184	0.0204	857.4373

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.3500	2.1844	3.4673	0.0177	1.6118	0.0169	1.6287	0.4364	0.0160	0.4524	0.0000	1,737.7148	1,737.7148	0.0657	0.1529	1,784.9149
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	------------	------------	--------	--------	------------

## 3.5 Paving - 2029

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	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1059	110.1059	0.0356	0.0000	110.9962
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0503</b>	<b>0.4720</b>	<b>0.8018</b>	<b>1.2500e-003</b>		<b>0.0230</b>	<b>0.0230</b>		<b>0.0212</b>	<b>0.0212</b>	<b>0.0000</b>	<b>110.1059</b>	<b>110.1059</b>	<b>0.0356</b>	<b>0.0000</b>	<b>110.9962</b>

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	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

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	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1058	110.1058	0.0356	0.0000	110.9960
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0503</b>	<b>0.4720</b>	<b>0.8018</b>	<b>1.2500e-003</b>		<b>0.0230</b>	<b>0.0230</b>		<b>0.0212</b>	<b>0.0212</b>	<b>0.0000</b>	<b>110.1058</b>	<b>110.1058</b>	<b>0.0356</b>	<b>0.0000</b>	<b>110.9960</b>

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	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

## 3.6 Architectural Coating - 2029

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	18.2934					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0621
<b>Total</b>	<b>18.3028</b>	<b>0.0630</b>	<b>0.0995</b>	<b>1.6000e-004</b>		<b>2.8300e-003</b>	<b>2.8300e-003</b>		<b>2.8300e-003</b>	<b>2.8300e-003</b>	<b>0.0000</b>	<b>14.0429</b>	<b>14.0429</b>	<b>7.7000e-004</b>	<b>0.0000</b>	<b>14.0621</b>

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	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274
-------	--------	--------	--------	-------------	--------	-------------	--------	--------	-------------	--------	--------	----------	----------	-------------	--------	----------

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	18.2934					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620
Total	18.3028	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620

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	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274
-------	--------	--------	--------	-------------	--------	-------------	--------	--------	-------------	--------	--------	----------	----------	-------------	--------	----------

## 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	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779
Unmitigated	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
<b>Total</b>	<b>82,366.35</b>	<b>87,798.01</b>	<b>49,522.60</b>	<b>164,115,798</b>	<b>164,115,798</b>

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

**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	7,751.9775	7,751.9775	0.6543	0.0793	7,791.9686
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,751.9775	7,751.9775	0.6543	0.0793	7,791.9686
Natural Gas Mitigated	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	3,921.8357	3,921.8357	0.0752	0.0719	3,945.1412
Natural Gas Unmitigated	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	3,921.8357	3,921.8357	0.0752	0.0719	3,945.1412

**5.2 Energy by Land Use - Natural Gas****Unmitigated**

	Natural Gas 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
--	-----------------	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------



## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.09288e+07	0.0589	0.5036	0.2143	3.2100e-003		0.0407	0.0407		0.0407	0.0407	0.0000	583.2047	583.2047	0.0112	0.0107	586.6704
City Park	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
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+06	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+06	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+07	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.13226e+06	0.0169	0.1535	0.1290	9.2000e-004		0.0117	0.0117		0.0117	0.0117	0.0000	167.1493	167.1493	3.2000e-003	3.0600e-003	168.1426
Single Family Housing	1.96678e+07	0.1061	0.9063	0.3856	5.7800e-003		0.0733	0.0733		0.0733	0.0733	0.0000	1,049.5513	1,049.5513	0.0201	0.0192	1,055.7882
<b>Total</b>		<b>0.3963</b>	<b>3.4591</b>	<b>1.9739</b>	<b>0.0216</b>		<b>0.2738</b>	<b>0.2738</b>		<b>0.2738</b>	<b>0.2738</b>	<b>0.0000</b>	<b>3,921.8357</b>	<b>3,921.8357</b>	<b>0.0752</b>	<b>0.0719</b>	<b>3,945.1412</b>

Mitigated

	Natural Gas 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					

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Apartments Low Rise	1.09288e+07	0.0589	0.5036	0.2143	3.2100e-003		0.0407	0.0407		0.0407	0.0407	0.0000	583.2047	583.2047	0.0112	0.0107	586.6704
City Park	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
Condo/Townhouse	1.8189e+07	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+06	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+06	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+07	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.13226e+06	0.0169	0.1535	0.1290	9.2000e-004		0.0117	0.0117		0.0117	0.0117	0.0000	167.1493	167.1493	3.2000e-003	3.0600e-003	168.1426
Single Family Housing	1.96678e+07	0.1061	0.9063	0.3856	5.7800e-003		0.0733	0.0733		0.0733	0.0733	0.0000	1,049.5513	1,049.5513	0.0201	0.0192	1,055.7882
<b>Total</b>		<b>0.3963</b>	<b>3.4591</b>	<b>1.9739</b>	<b>0.0216</b>		<b>0.2738</b>	<b>0.2738</b>		<b>0.2738</b>	<b>0.2738</b>	<b>0.0000</b>	<b>3,921.8357</b>	<b>3,921.8357</b>	<b>0.0752</b>	<b>0.0719</b>	<b>3,945.1412</b>

## 5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	3.53832e+06	627.5056	0.0530	6.4200e-003	630.7428
City Park	0	0.0000	0.0000	0.0000	0.0000

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.75186e+007	3,106.8492	0.2622	0.0318	3,122.8769
Single Family Housing	6.43429e+006	1,141.0923	0.0963	0.0117	1,146.9790
<b>Total</b>		<b>7,751.9775</b>	<b>0.6543</b>	<b>0.0793</b>	<b>7,791.9686</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartment Low Rise	3.53832e+006	627.5056	0.0530	6.4200e-003	630.7428
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.75186e+007	3,106.8492	0.2622	0.0318	3,122.8769
Single Family Housing	6.43429e+006	1,141.0923	0.0963	0.0117	1,146.9790
<b>Total</b>		<b>7,751.9775</b>	<b>0.6543</b>	<b>0.0793</b>	<b>7,791.9686</b>

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

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

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

## RiverPark Adopted Specific Plan - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	tons/yr										MT/yr					
Mitigated	25.1173	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Unmitigated	26.8958	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133

## 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	1.8293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	24.4416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6249	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
<b>Total</b>	<b>26.8958</b>	<b>0.2398</b>	<b>20.8117</b>	<b>1.1000e-003</b>		<b>0.1156</b>	<b>0.1156</b>		<b>0.1156</b>	<b>0.1156</b>	<b>0.0000</b>	<b>34.0980</b>	<b>34.0980</b>	<b>0.0326</b>	<b>0.0000</b>	<b>34.9133</b>

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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

SubCategory	tons/yr										MT/yr					
Architectural Coating	1.8293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	22.6631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6249	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Total	25.1173	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1,375.1198	10.3262	0.2543	1,709.0657

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Unmitigated	1,616.8574	12.8991	0.3169	2,033.7634
-------------	------------	---------	--------	------------

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	57.3355 / 36.1463	221.8095	1.8855	0.0462	282.7130
City Park	0 / 51.8294	102.1200	8.6200e-003	1.0400e-003	102.6468
Condo/Townhouse	71.7997 / 45.2651	277.7660	2.3611	0.0579	354.0337
Elementary School	4.08 / 10.4914	31.3873	0.1355	3.4500e-003	35.8017
General Light Industry	1.85 / 0	4.8590	0.0606	1.4700e-003	6.8122
General Office Building	74.8259 / 45.861	286.8884	2.4604	0.0603	366.3573
Government Office Building	3.77453 / 2.31342	14.4719	0.1241	3.0400e-003	18.4806
Hotel	8.11737 / 0.90193	23.0971	0.2662	6.4600e-003	31.6768
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	116.59 / 71.4585	447.0158	3.8337	0.0939	570.8404
Single Family Housing	53.6218 / 33.805	207.4423	1.7633	0.0432	264.4009
<b>Total</b>		<b>1,616.8574</b>	<b>12.8991</b>	<b>0.3169</b>	<b>2,033.7634</b>

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	45.8684 / 33.9414	187.3471	1.5092	0.0371	236.1209
City Park	0 / 48.6678	95.8907	8.0900e-003	9.8000e-004	96.3854
Condo/Townhouse	57.4398 / 42.5039	234.6097	1.8899	0.0464	295.6878
Elementary School	3.264 / 9.85144	27.9832	0.1086	2.7900e-003	31.5295
General Light Industry	1.48 / 0	3.8872	0.0485	1.1700e-003	5.4498
General Office Building	59.8607 / 43.0635	242.0709	1.9694	0.0483	305.7107
Government Office Building	3.01963 / 2.17231	12.2111	0.0993	2.4400e-003	15.4213
Hotel	6.49389 / 0.846912	18.7247	0.2130	5.1700e-003	25.5897
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	93.2721 / 67.0995	377.1832	3.0686	0.0753	476.3438
Single Family Housing	42.8974 / 31.7429	175.2121	1.4115	0.0347	220.8267
<b>Total</b>		<b>1,375.1198</b>	<b>10.3262</b>	<b>0.2543</b>	<b>1,709.0657</b>



## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****8.0 Waste Detail****8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	913.8673	54.0080	0.0000	2,264.0677
Unmitigated	913.8673	54.0080	0.0000	2,264.0677

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	404.8	82.1707	4.8562	0.0000	203.5745
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1652.7	335.4832	19.8265	0.0000	831.1453
Single Family Housing	1032.38	209.5638	12.3849	0.0000	519.1855
<b>Total</b>		<b>913.8673</b>	<b>54.0080</b>	<b>0.0000</b>	<b>2,264.0677</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	404.8	82.1707	4.8562	0.0000	203.5745
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010

## RiverPark Adopted Specific Plan - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1652.7	335.4832	19.8265	0.0000	831.1453
Single Family Housing	1032.38	209.5638	12.3849	0.0000	519.1855
<b>Total</b>		<b>913.8673</b>	<b>54.0080</b>	<b>0.0000</b>	<b>2,264.0677</b>

**9.0 Operational Offroad**

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

**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

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

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**



## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**RiverPark Specific Plan Amendment**  
**Ventura County, Summer**

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

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2030
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	390.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

## 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					
2022	3.6867	38.8834	29.5975	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	28.0239	131.0778	264.6903	1.1049	86.1110	1.6738	87.7848	23.2518	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427
2024	26.2979	128.1466	250.0496	1.0788	86.1120	1.5733	87.6853	23.2522	1.4825	24.7347	0.0000	113,759.6612	113,759.6612	4.4708	9.4151	116,677.1228
2025	24.7311	124.7283	236.9143	1.0497	86.1129	1.4716	87.5845	23.2525	1.3872	24.6397	0.0000	111,349.7190	111,349.7190	4.3872	9.1747	114,193.4598
2026	23.4250	122.3975	225.8913	1.0229	86.1138	1.4523	87.5662	23.2529	1.3694	24.6222	0.0000	109,042.6312	109,042.6312	4.3245	8.9502	111,817.9011
2027	22.2123	120.1064	216.3733	0.9971	86.1147	1.4292	87.5439	23.2532	1.3479	24.6010	0.0000	106,782.9720	106,782.9720	4.2704	8.7263	109,490.1730
2028	21.0922	118.2250	208.4921	0.9736	86.1155	1.4058	87.5213	23.2535	1.3262	24.5796	0.0000	104,725.6266	104,725.6266	4.2314	8.5201	107,370.4053
2029	383.9558	116.4058	201.5402	0.9517	86.1163	1.3815	87.4978	23.2537	1.3036	24.5573	0.0000	102,801.2787	102,801.2787	4.2036	8.3244	105,387.0508
Maximum	383.9558	131.0778	264.6903	1.1049	86.1163	1.6738	87.7848	23.2537	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427



## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**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					
2022	3.6867	38.8834	29.5975	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	28.0239	131.0778	264.6903	1.1049	86.1110	1.6738	87.7848	23.2518	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427
2024	26.2979	128.1466	250.0496	1.0788	86.1120	1.5733	87.6853	23.2522	1.4825	24.7347	0.0000	113,759.6612	113,759.6612	4.4708	9.4151	116,677.1228
2025	24.7311	124.7283	236.9143	1.0497	86.1129	1.4716	87.5845	23.2525	1.3872	24.6397	0.0000	111,349.7190	111,349.7190	4.3872	9.1747	114,193.4598
2026	23.4250	122.3975	225.8913	1.0229	86.1138	1.4523	87.5662	23.2529	1.3694	24.6222	0.0000	109,042.6312	109,042.6312	4.3245	8.9502	111,817.9011
2027	22.2123	120.1064	216.3733	0.9971	86.1147	1.4292	87.5439	23.2532	1.3479	24.6010	0.0000	106,782.9720	106,782.9720	4.2704	8.7263	109,490.1730
2028	21.0922	118.2250	208.4921	0.9736	86.1155	1.4058	87.5213	23.2535	1.3262	24.5796	0.0000	104,725.6266	104,725.6266	4.2314	8.5201	107,370.4053
2029	383.9558	116.4058	201.5402	0.9517	86.1163	1.3815	87.4978	23.2537	1.3036	24.5573	0.0000	102,801.2787	102,801.2787	4.2036	8.3244	105,387.0508
Maximum	383.9558	131.0778	264.6903	1.1049	86.1163	1.6738	87.7848	23.2537	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	1.93	0.00	1.89	3.56	0.00	3.35	0.00	0.00	0.00	0.00	0.00	0.00

**2.2 Overall Operational**

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5489	328,017.5489	20.9362	14.3285	332,810.8500
<b>Total</b>	<b>347.1494</b>	<b>182.0623</b>	<b>1,783.5951</b>	<b>3.2076</b>	<b>388.3547</b>	<b>5.7999</b>	<b>394.1546</b>	<b>103.5063</b>	<b>5.6566</b>	<b>109.1629</b>	<b>0.0000</b>	<b>357,080.6395</b>	<b>357,080.6395</b>	<b>22.0594</b>	<b>14.8502</b>	<b>362,057.4982</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5489	328,017.5489	20.9362	14.3285	332,810.8500
<b>Total</b>	<b>336.3032</b>	<b>182.0623</b>	<b>1,783.5951</b>	<b>3.2076</b>	<b>388.3547</b>	<b>5.7999</b>	<b>394.1546</b>	<b>103.5063</b>	<b>5.6566</b>	<b>109.1629</b>	<b>0.0000</b>	<b>357,080.6395</b>	<b>357,080.6395</b>	<b>22.0594</b>	<b>14.8502</b>	<b>362,057.4982</b>

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.12	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	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Site Preparation - 2022****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					

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>19.6570</b>	<b>1.6126</b>	<b>21.2696</b>	<b>10.1025</b>	<b>1.4836</b>	<b>11.5860</b>		<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
<b>Total</b>	<b>0.0557</b>	<b>0.0360</b>	<b>0.5004</b>	<b>1.3000e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>132.6004</b>	<b>132.6004</b>	<b>4.1900e-003</b>	<b>3.6400e-003</b>	<b>133.7886</b>

**Mitigated Construction On-Site**

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

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>7.6662</b>	<b>1.6126</b>	<b>9.2788</b>	<b>3.9400</b>	<b>1.4836</b>	<b>5.4235</b>	<b>0.0000</b>	<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
<b>Total</b>	<b>0.0557</b>	<b>0.0360</b>	<b>0.5004</b>	<b>1.3000e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>132.6004</b>	<b>132.6004</b>	<b>4.1900e-003</b>	<b>3.6400e-003</b>	<b>133.7886</b>

**3.3 Grading - 2022****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					

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000		0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442	6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.6349</b>	<b>10.8385</b>	<b>3.6538</b>	<b>1.5041</b>	<b>5.1579</b>		<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>	<b>6,060.0158</b>

**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	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
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
<b>Total</b>	<b>0.0619</b>	<b>0.0400</b>	<b>0.5560</b>	<b>1.4500e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>147.3338</b>	<b>147.3338</b>	<b>4.6500e-003</b>	<b>4.0400e-003</b>	<b>148.6540</b>

**Mitigated Construction On-Site**

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

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.6349</b>	<b>5.2243</b>	<b>1.4250</b>	<b>1.5041</b>	<b>2.9291</b>	<b>0.0000</b>	<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
<b>Total</b>	<b>0.0619</b>	<b>0.0400</b>	<b>0.5560</b>	<b>1.4500e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>147.3338</b>	<b>147.3338</b>	<b>4.6500e-003</b>	<b>4.0400e-003</b>	<b>148.6540</b>

**3.3 Grading - 2023****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					



## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.4245</b>	<b>10.6281</b>	<b>3.6538</b>	<b>1.3105</b>	<b>4.9643</b>		<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
<b>Total</b>	<b>0.0575</b>	<b>0.0356</b>	<b>0.5135</b>	<b>1.4000e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>143.4697</b>	<b>143.4697</b>	<b>4.2100e-003</b>	<b>3.7500e-003</b>	<b>144.6916</b>

**Mitigated Construction On-Site**

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

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.4245</b>	<b>5.0139</b>	<b>1.4250</b>	<b>1.3105</b>	<b>2.7355</b>	<b>0.0000</b>	<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
<b>Total</b>	<b>0.0575</b>	<b>0.0356</b>	<b>0.5135</b>	<b>1.4000e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>143.4697</b>	<b>143.4697</b>	<b>4.2100e-003</b>	<b>3.7500e-003</b>	<b>144.6916</b>

**3.4 Building Construction - 2023****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					

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

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	0.0000
Vendor	2.6713	101.9939	36.2362	0.4986	18.2160	0.6062	18.8222	5.2429	0.5799	5.8228		54,096.9876	54,096.9876	2.2256	8.0943	56,564.7409
Worker	23.7799	14.6990	212.2101	0.5793	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		59,288.8537	59,288.8537	1.7396	1.5485	59,793.7958
<b>Total</b>	<b>26.4512</b>	<b>116.6929</b>	<b>248.4463</b>	<b>1.0779</b>	<b>86.1110</b>	<b>0.9741</b>	<b>87.0851</b>	<b>23.2518</b>	<b>0.9187</b>	<b>24.1705</b>		<b>113,385.8413</b>	<b>113,385.8413</b>	<b>3.9651</b>	<b>9.6428</b>	<b>116,358.5367</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
-------	--------	---------	---------	--------	--	--------	--------	--	--------	--------	--------	------------	------------	--------	--	------------

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	0.0000
Vendor	2.6713	101.9939	36.2362	0.4986	18.2160	0.6062	18.8222	5.2429	0.5799	5.8228		54,096.9876	54,096.9876	2.2256	8.0943	56,564.7409
Worker	23.7799	14.6990	212.2101	0.5793	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		59,288.8537	59,288.8537	1.7396	1.5485	59,793.7958
Total	26.4512	116.6929	248.4463	1.0779	86.1110	0.9741	87.0851	23.2518	0.9187	24.1705		113,385.8413	113,385.8413	3.9651	9.6428	116,358.5367

## 3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.6064	101.5098	36.0569	0.4903	18.2170	0.6079	18.8248	5.2433	0.5815	5.8247		53,280.0939	53,280.0939	2.2824	7.9703	55,712.3042
Worker	22.2199	13.1931	197.8259	0.5615	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		57,923.8684	57,923.8684	1.5841	1.4448	58,394.0110
<b>Total</b>	<b>24.8263</b>	<b>114.7029</b>	<b>233.8828</b>	<b>1.0518</b>	<b>86.1120</b>	<b>0.9600</b>	<b>87.0719</b>	<b>23.2522</b>	<b>0.9056</b>	<b>24.1578</b>		<b>111,203.9623</b>	<b>111,203.9623</b>	<b>3.8665</b>	<b>9.4151</b>	<b>114,106.3151</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0000
Vendor	2.6064	101.5098	36.0569	0.4903	18.2170	0.6079	18.8248	5.2433	0.5815	5.8247		53,280.0939	53,280.0939	2.2824	7.9703	55,712.3042
Worker	22.2199	13.1931	197.8259	0.5615	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		57,923.8684	57,923.8684	1.5841	1.4448	58,394.0110
<b>Total</b>	<b>24.8263</b>	<b>114.7029</b>	<b>233.8828</b>	<b>1.0518</b>	<b>86.1120</b>	<b>0.9600</b>	<b>87.0719</b>	<b>23.2522</b>	<b>0.9056</b>	<b>24.1578</b>		<b>111,203.9623</b>	<b>111,203.9623</b>	<b>3.8665</b>	<b>9.4151</b>	<b>114,106.3151</b>

**3.4 Building Construction - 2025**Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

Unmitigated Construction Off-Site

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.5482	100.3526	35.9227	0.4806	18.2179	0.6082	18.8260	5.2436	0.5818	5.8253		52,306.7524	52,306.7524	2.3469	7.8217	54,696.2798
Worker	20.8155	11.9060	184.9069	0.5422	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		56,486.4922	56,486.4922	1.4393	1.3530	56,925.6819
<b>Total</b>	<b>23.3637</b>	<b>112.2586</b>	<b>220.8296</b>	<b>1.0228</b>	<b>86.1129</b>	<b>0.9441</b>	<b>87.0569</b>	<b>23.2525</b>	<b>0.8910</b>	<b>24.1435</b>		<b>108,793.2447</b>	<b>108,793.2447</b>	<b>3.7863</b>	<b>9.1747</b>	<b>111,621.9617</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.5482	100.3526	35.9227	0.4806	18.2179	0.6082	18.8260	5.2436	0.5818	5.8253		52,306.7524	52,306.7524	2.3469	7.8217	54,696.2798
Worker	20.8155	11.9060	184.9069	0.5422	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		56,486.4922	56,486.4922	1.4393	1.3530	56,925.6819
<b>Total</b>	<b>23.3637</b>	<b>112.2586</b>	<b>220.8296</b>	<b>1.0228</b>	<b>86.1129</b>	<b>0.9441</b>	<b>87.0569</b>	<b>23.2525</b>	<b>0.8910</b>	<b>24.1435</b>		<b>108,793.2447</b>	<b>108,793.2447</b>	<b>3.7863</b>	<b>9.1747</b>	<b>111,621.9617</b>

**3.4 Building Construction - 2026****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------



## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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	0.0000
Vendor	2.4959	99.0924	35.8753	0.4709	18.2188	0.6056	18.8245	5.2439	0.5793	5.8233		51,336.4580	51,336.4580	2.4101	7.6737	53,683.4648
Worker	19.5618	10.8354	173.9313	0.5250	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		55,149.6989	55,149.6989	1.3135	1.2765	55,562.9383
<b>Total</b>	<b>22.0576</b>	<b>109.9278</b>	<b>209.8066</b>	<b>0.9959</b>	<b>86.1138</b>	<b>0.9248</b>	<b>87.0386</b>	<b>23.2529</b>	<b>0.8731</b>	<b>24.1260</b>		<b>106,486.1568</b>	<b>106,486.1568</b>	<b>3.7236</b>	<b>8.9502</b>	<b>109,246.4030</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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					

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	2.4959	99.0924	35.8753	0.4709	18.2188	0.6056	18.8245	5.2439	0.5793	5.8233		51,336.4580	51,336.4580	2.4101	7.6737	53,683.4648
Worker	19.5618	10.8354	173.9313	0.5250	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		55,149.6989	55,149.6989	1.3135	1.2765	55,562.9383
<b>Total</b>	<b>22.0576</b>	<b>109.9278</b>	<b>209.8066</b>	<b>0.9959</b>	<b>86.1138</b>	<b>0.9248</b>	<b>87.0386</b>	<b>23.2529</b>	<b>0.8731</b>	<b>24.1260</b>		<b>106,486.1568</b>	<b>106,486.1568</b>	<b>3.7236</b>	<b>8.9502</b>	<b>109,246.4030</b>

## 3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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	0.0000

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Vendor	2.4520	97.7191	35.8385	0.4605	18.2197	0.6014	18.8211	5.2443	0.5753	5.8195		50,284.1191	50,284.1191	2.4662	7.5149	52,585.2230
Worker	18.3929	9.9176	164.4502	0.5096	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		53,942.3786	53,942.3786	1.2033	1.2114	54,333.4520
<b>Total</b>	<b>20.8449</b>	<b>107.6367</b>	<b>200.2886</b>	<b>0.9701</b>	<b>86.1147</b>	<b>0.9016</b>	<b>87.0163</b>	<b>23.2532</b>	<b>0.8516</b>	<b>24.1048</b>		<b>104,226.4977</b>	<b>104,226.4977</b>	<b>3.6695</b>	<b>8.7263</b>	<b>106,918.6750</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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	0.0000
Vendor	2.4520	97.7191	35.8385	0.4605	18.2197	0.6014	18.8211	5.2443	0.5753	5.8195		50,284.1191	50,284.1191	2.4662	7.5149	52,585.2230

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Worker	18.3929	9.9176	164.4502	0.5096	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		53,942.3786	53,942.3786	1.2033	1.2114	54,333.4520
<b>Total</b>	<b>20.8449</b>	<b>107.6367</b>	<b>200.2886</b>	<b>0.9701</b>	<b>86.1147</b>	<b>0.9016</b>	<b>87.0163</b>	<b>23.2532</b>	<b>0.8516</b>	<b>24.1048</b>		<b>104,226.4977</b>	<b>104,226.4977</b>	<b>3.6695</b>	<b>8.7263</b>	<b>106,918.6750</b>

**3.4 Building Construction - 2028****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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	0.0000
Vendor	2.4183	96.6167	35.9326	0.4508	18.2205	0.5979	18.8184	5.2445	0.5719	5.8164		49,291.7894	49,291.7894	2.5227	7.3638	51,549.2730
Worker	17.3066	9.1386	156.4748	0.4958	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		52,877.3629	52,877.3629	1.1078	1.1563	53,249.6343

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	19.7248	105.7553	192.4074	0.9466	86.1155	0.8782	86.9937	23.2535	0.8299	24.0834		102,169.1523	102,169.1523	3.6305	8.5201	104,798.9073
-------	---------	----------	----------	--------	---------	--------	---------	---------	--------	---------	--	--------------	--------------	--------	--------	--------------

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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

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	0.0000
Vendor	2.4183	96.6167	35.9326	0.4508	18.2205	0.5979	18.8184	5.2445	0.5719	5.8164		49,291.7894	49,291.7894	2.5227	7.3638	51,549.2730
Worker	17.3066	9.1386	156.4748	0.4958	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		52,877.3629	52,877.3629	1.1078	1.1563	53,249.6343
Total	19.7248	105.7553	192.4074	0.9466	86.1155	0.8782	86.9937	23.2535	0.8299	24.0834		102,169.1523	102,169.1523	3.6305	8.5201	104,798.9073

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.4 Building Construction - 2029****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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	0.0000
Vendor	2.3856	95.4757	36.0115	0.4412	18.2212	0.5922	18.8135	5.2448	0.5665	5.8113		48,315.7908	48,315.7908	2.5802	7.2155	50,530.5151
Worker	16.2431	8.4604	149.4441	0.4835	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		51,929.0135	51,929.0135	1.0225	1.1089	52,285.0377
<b>Total</b>	<b>18.6288</b>	<b>103.9361</b>	<b>185.4556</b>	<b>0.9247</b>	<b>86.1163</b>	<b>0.8539</b>	<b>86.9702</b>	<b>23.2537</b>	<b>0.8073</b>	<b>24.0611</b>		<b>100,244.8043</b>	<b>100,244.8043</b>	<b>3.6027</b>	<b>8.3244</b>	<b>102,815.5528</b>

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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	0.0000
Vendor	2.3856	95.4757	36.0115	0.4412	18.2212	0.5922	18.8135	5.2448	0.5665	5.8113		48,315.7908	48,315.7908	2.5802	7.2155	50,530.5151
Worker	16.2431	8.4604	149.4441	0.4835	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		51,929.0135	51,929.0135	1.0225	1.1089	52,285.0377
<b>Total</b>	<b>18.6288</b>	<b>103.9361</b>	<b>185.4556</b>	<b>0.9247</b>	<b>86.1163</b>	<b>0.8539</b>	<b>86.9702</b>	<b>23.2537</b>	<b>0.8073</b>	<b>24.0611</b>		<b>100,244.8043</b>	<b>100,244.8043</b>	<b>3.6027</b>	<b>8.3244</b>	<b>102,815.5528</b>

## 3.5 Paving - 2029

Unmitigated Construction On-Site

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>		<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**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	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
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
<b>Total</b>	<b>0.0295</b>	<b>0.0154</b>	<b>0.2712</b>	<b>8.8000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>94.2450</b>	<b>94.2450</b>	<b>1.8600e-003</b>	<b>2.0100e-003</b>	<b>94.8912</b>

**Mitigated Construction On-Site**



## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>	<b>0.0000</b>	<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**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	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
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
<b>Total</b>	<b>0.0295</b>	<b>0.0154</b>	<b>0.2712</b>	<b>8.8000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>94.2450</b>	<b>94.2450</b>	<b>1.8600e-003</b>	<b>2.0100e-003</b>	<b>94.8912</b>

**3.6 Architectural Coating - 2029****Unmitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>380.7071</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	3.2486	1.6921	29.8888	0.0967	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		10,385.8027	10,385.8027	0.2045	0.2218	10,457.0075
<b>Total</b>	<b>3.2486</b>	<b>1.6921</b>	<b>29.8888</b>	<b>0.0967</b>	<b>13.5790</b>	<b>0.0523</b>	<b>13.6313</b>	<b>3.6018</b>	<b>0.0482</b>	<b>3.6500</b>		<b>10,385.8027</b>	<b>10,385.8027</b>	<b>0.2045</b>	<b>0.2218</b>	<b>10,457.0075</b>

**Mitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>380.7071</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	3.2486	1.6921	29.8888	0.0967	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		10,385.8027	10,385.8027	0.2045	0.2218	10,457.0075
<b>Total</b>	<b>3.2486</b>	<b>1.6921</b>	<b>29.8888</b>	<b>0.0967</b>	<b>13.5790</b>	<b>0.0523</b>	<b>13.6313</b>	<b>3.6018</b>	<b>0.0482</b>	<b>3.6500</b>		<b>10,385.8027</b>	<b>10,385.8027</b>	<b>0.2045</b>	<b>0.2218</b>	<b>10,457.0075</b>

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## 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	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.548	328,017.548	20.9362	14.3285	332,810.850
Unmitigated	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.548	328,017.548	20.9362	14.3285	332,810.850

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545
Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## 5.0 Energy Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
NaturalGas Unmitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	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
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714

## RiverPark Specific Plan Amendment - Ventura County, Summer

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5333.89	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458
Single Family Housing	55586.8	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
<b>Total</b>		<b>2.6087</b>	<b>22.6712</b>	<b>12.2659</b>	<b>0.1423</b>		<b>1.8023</b>	<b>1.8023</b>		<b>1.8023</b>	<b>1.8023</b>		<b>28,457.9704</b>	<b>28,457.9704</b>	<b>0.5454</b>	<b>0.5217</b>	<b>28,627.0819</b>

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72.031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	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
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.33389	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Single Family Housing	55.5868	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
<b>Total</b>		<b>2.6087</b>	<b>22.6712</b>	<b>12.2659</b>	<b>0.1423</b>		<b>1.8023</b>	<b>1.8023</b>		<b>1.8023</b>	<b>1.8023</b>		<b>28,457.9704</b>	<b>28,457.9704</b>	<b>0.5454</b>	<b>0.5217</b>	<b>28,627.0819</b>

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

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Unmitigated	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663

**6.2 Area by SubCategory****Unmitigated**



## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	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	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	148.6524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
<b>Total</b>	<b>170.1670</b>	<b>3.8622</b>	<b>335.1040</b>	<b>0.0178</b>		<b>1.8625</b>	<b>1.8625</b>		<b>1.8625</b>	<b>1.8625</b>	<b>0.0000</b>	<b>605.1203</b>	<b>605.1203</b>	<b>0.5778</b>	<b>0.0000</b>	<b>619.5663</b>

**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	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	137.8062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
<b>Total</b>	<b>159.3208</b>	<b>3.8622</b>	<b>335.1040</b>	<b>0.0178</b>		<b>1.8625</b>	<b>1.8625</b>		<b>1.8625</b>	<b>1.8625</b>	<b>0.0000</b>	<b>605.1203</b>	<b>605.1203</b>	<b>0.5778</b>	<b>0.0000</b>	<b>619.5663</b>

## RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****7.0 Water Detail**

---

**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

**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 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

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

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

RiverPark Specific Plan Amendment - Ventura County, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

---

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**RiverPark Specific Plan Amendment**  
**Ventura County, Winter**

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

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2030
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

## 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					
2022	3.6915	38.8903	29.5861	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	29.8266	138.0833	261.9551	1.0805	86.1110	1.6777	87.7887	23.2518	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484
2024	28.0128	134.8920	247.9416	1.0553	86.1120	1.5768	87.6888	23.2522	1.4860	24.7381	0.0000	111,336.3424	111,336.3424	4.6066	9.5935	114,310.3648
2025	26.3632	131.2224	235.3297	1.0271	86.1129	1.4749	87.5878	23.2525	1.3904	24.6429	0.0000	108,993.8763	108,993.8763	4.5127	9.3422	111,890.6720
2026	24.9912	128.6733	224.6935	1.0010	86.1138	1.4555	87.5693	23.2529	1.3723	24.6252	0.0000	106,748.0253	106,748.0253	4.4405	9.1086	109,573.4043
2027	23.7099	126.1866	215.4900	0.9759	86.1147	1.4321	87.5468	23.2532	1.3506	24.6038	0.0000	104,542.5917	104,542.5917	4.3780	8.8770	107,297.3912
2028	22.5165	124.1433	207.8694	0.9530	86.1155	1.4085	87.5240	23.2535	1.3288	24.5822	0.0000	102,532.0553	102,532.0553	4.3315	8.6643	105,222.2995
2029	384.2503	122.1759	201.1165	0.9316	86.1163	1.3840	87.5003	23.2537	1.3060	24.5598	0.0000	100,648.3727	100,648.3727	4.2968	8.4630	103,277.7578
Maximum	384.2503	138.0833	261.9551	1.0805	86.1163	1.6777	87.7887	23.2537	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**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					
2022	3.6915	38.8903	29.5861	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	29.8266	138.0833	261.9551	1.0805	86.1110	1.6777	87.7887	23.2518	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484
2024	28.0128	134.8920	247.9416	1.0553	86.1120	1.5768	87.6888	23.2522	1.4860	24.7381	0.0000	111,336.3424	111,336.3424	4.6066	9.5935	114,310.3648
2025	26.3632	131.2224	235.3297	1.0271	86.1129	1.4749	87.5878	23.2525	1.3904	24.6429	0.0000	108,993.8763	108,993.8763	4.5127	9.3422	111,890.6720
2026	24.9912	128.6733	224.6935	1.0010	86.1138	1.4555	87.5693	23.2529	1.3723	24.6252	0.0000	106,748.0253	106,748.0253	4.4405	9.1086	109,573.4043
2027	23.7099	126.1866	215.4900	0.9759	86.1147	1.4321	87.5468	23.2532	1.3506	24.6038	0.0000	104,542.5917	104,542.5917	4.3780	8.8770	107,297.3912
2028	22.5165	124.1433	207.8694	0.9530	86.1155	1.4085	87.5240	23.2535	1.3288	24.5822	0.0000	102,532.0553	102,532.0553	4.3315	8.6643	105,222.2995
2029	384.2503	122.1759	201.1165	0.9316	86.1163	1.3840	87.5003	23.2537	1.3060	24.5598	0.0000	100,648.3727	100,648.3727	4.2968	8.4630	103,277.7578
Maximum	384.2503	138.0833	261.9551	1.0805	86.1163	1.6777	87.7887	23.2537	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	1.93	0.00	1.89	3.56	0.00	3.35	0.00	0.00	0.00	0.00	0.00	0.00

**2.2 Overall Operational**



## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0652
<b>Total</b>	<b>339.7176</b>	<b>198.2231</b>	<b>1,892.2151</b>	<b>3.1064</b>	<b>388.3547</b>	<b>5.8010</b>	<b>394.1557</b>	<b>103.5063</b>	<b>5.6577</b>	<b>109.1639</b>	<b>0.0000</b>	<b>346,139.0210</b>	<b>346,139.0210</b>	<b>23.7713</b>	<b>15.8235</b>	<b>351,448.7135</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0652
<b>Total</b>	<b>328.8714</b>	<b>198.2231</b>	<b>1,892.2151</b>	<b>3.1064</b>	<b>388.3547</b>	<b>5.8010</b>	<b>394.1557</b>	<b>103.5063</b>	<b>5.6577</b>	<b>109.1639</b>	<b>0.0000</b>	<b>346,139.0210</b>	<b>346,139.0210</b>	<b>23.7713</b>	<b>15.8235</b>	<b>351,448.7135</b>

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.19	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	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Site Preparation - 2022**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					

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>19.6570</b>	<b>1.6126</b>	<b>21.2696</b>	<b>10.1025</b>	<b>1.4836</b>	<b>11.5860</b>		<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
<b>Total</b>	<b>0.0600</b>	<b>0.0421</b>	<b>0.4901</b>	<b>1.2500e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>126.8480</b>	<b>126.8480</b>	<b>4.5500e-003</b>	<b>4.0400e-003</b>	<b>128.1667</b>

**Mitigated Construction On-Site**

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

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
<b>Total</b>	<b>3.1701</b>	<b>33.0835</b>	<b>19.6978</b>	<b>0.0380</b>	<b>7.6662</b>	<b>1.6126</b>	<b>9.2788</b>	<b>3.9400</b>	<b>1.4836</b>	<b>5.4235</b>	<b>0.0000</b>	<b>3,686.0619</b>	<b>3,686.0619</b>	<b>1.1922</b>		<b>3,715.8655</b>

**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	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
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
<b>Total</b>	<b>0.0600</b>	<b>0.0421</b>	<b>0.4901</b>	<b>1.2500e-003</b>	<b>0.1479</b>	<b>8.5000e-004</b>	<b>0.1487</b>	<b>0.0392</b>	<b>7.8000e-004</b>	<b>0.0400</b>		<b>126.8480</b>	<b>126.8480</b>	<b>4.5500e-003</b>	<b>4.0400e-003</b>	<b>128.1667</b>

**3.3 Grading - 2022****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					

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.6349</b>	<b>10.8385</b>	<b>3.6538</b>	<b>1.5041</b>	<b>5.1579</b>		<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>		<b>6,060.0158</b>

**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	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
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
<b>Total</b>	<b>0.0667</b>	<b>0.0468</b>	<b>0.5446</b>	<b>1.3900e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>140.9422</b>	<b>140.9422</b>	<b>5.0500e-003</b>	<b>4.4900e-003</b>	<b>142.4075</b>

**Mitigated Construction On-Site**

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

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000		0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442	6,060.0158
<b>Total</b>	<b>3.6248</b>	<b>38.8435</b>	<b>29.0415</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.6349</b>	<b>5.2243</b>	<b>1.4250</b>	<b>1.5041</b>	<b>2.9291</b>	<b>0.0000</b>	<b>6,011.4105</b>	<b>6,011.4105</b>	<b>1.9442</b>	<b>6,060.0158</b>

**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	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
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
<b>Total</b>	<b>0.0667</b>	<b>0.0468</b>	<b>0.5446</b>	<b>1.3900e-003</b>	<b>0.1643</b>	<b>9.4000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.7000e-004</b>	<b>0.0445</b>		<b>140.9422</b>	<b>140.9422</b>	<b>5.0500e-003</b>	<b>4.4900e-003</b>	<b>142.4075</b>

**3.3 Grading - 2023****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					

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>9.2036</b>	<b>1.4245</b>	<b>10.6281</b>	<b>3.6538</b>	<b>1.3105</b>	<b>4.9643</b>		<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
<b>Total</b>	<b>0.0621</b>	<b>0.0417</b>	<b>0.5041</b>	<b>1.3400e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>137.2614</b>	<b>137.2614</b>	<b>4.5900e-003</b>	<b>4.1700e-003</b>	<b>138.6174</b>

**Mitigated Construction On-Site**

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



## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
<b>Total</b>	<b>3.3217</b>	<b>34.5156</b>	<b>28.0512</b>	<b>0.0621</b>	<b>3.5894</b>	<b>1.4245</b>	<b>5.0139</b>	<b>1.4250</b>	<b>1.3105</b>	<b>2.7355</b>	<b>0.0000</b>	<b>6,011.4777</b>	<b>6,011.4777</b>	<b>1.9442</b>		<b>6,060.0836</b>

**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	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
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
<b>Total</b>	<b>0.0621</b>	<b>0.0417</b>	<b>0.5041</b>	<b>1.3400e-003</b>	<b>0.1643</b>	<b>8.9000e-004</b>	<b>0.1652</b>	<b>0.0436</b>	<b>8.2000e-004</b>	<b>0.0444</b>		<b>137.2614</b>	<b>137.2614</b>	<b>4.5900e-003</b>	<b>4.1700e-003</b>	<b>138.6174</b>

**3.4 Building Construction - 2023****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					

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

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	0.0000
Vendor	2.5736	106.4859	37.3948	0.4994	18.2160	0.6101	18.8260	5.2429	0.5836	5.8265		54,174.4423	54,174.4423	2.2175	8.1122	56,647.3034
Worker	25.6803	17.2125	208.3162	0.5542	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		56,723.2522	56,723.2522	1.8949	1.7215	57,283.6389
<b>Total</b>	<b>28.2539</b>	<b>123.6984</b>	<b>245.7111</b>	<b>1.0536</b>	<b>86.1110</b>	<b>0.9779</b>	<b>87.0889</b>	<b>23.2518</b>	<b>0.9223</b>	<b>24.1741</b>		<b>110,897.6945</b>	<b>110,897.6945</b>	<b>4.1123</b>	<b>9.8337</b>	<b>113,930.9423</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
-------	--------	---------	---------	--------	--	--------	--------	--	--------	--------	--------	------------	------------	--------	--	------------

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	0.0000
Vendor	2.5736	106.4859	37.3948	0.4994	18.2160	0.6101	18.8260	5.2429	0.5836	5.8265		54,174.4423	54,174.4423	2.2175	8.1122	56,647.3034
Worker	25.6803	17.2125	208.3162	0.5542	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		56,723.2522	56,723.2522	1.8949	1.7215	57,283.6389
Total	28.2539	123.6984	245.7111	1.0536	86.1110	0.9779	87.0889	23.2518	0.9223	24.1741		110,897.6945	110,897.6945	4.1123	9.8337	113,930.9423

## 3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.0000
Vendor	2.5034	106.0022	37.1981	0.4911	18.2170	0.6114	18.8284	5.2433	0.5849	5.8282		53,358.9075	53,358.9075	2.2741	7.9878	55,796.1332
Worker	24.0379	15.4461	194.5767	0.5372	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		55,421.7360	55,421.7360	1.7281	1.6057	55,943.4240
<b>Total</b>	<b>26.5413</b>	<b>121.4483</b>	<b>231.7748</b>	<b>1.0283</b>	<b>86.1120</b>	<b>0.9635</b>	<b>87.0755</b>	<b>23.2522</b>	<b>0.9091</b>	<b>24.1612</b>		<b>108,780.6435</b>	<b>108,780.6435</b>	<b>4.0022</b>	<b>9.5935</b>	<b>111,739.5572</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0000
Vendor	2.5034	106.0022	37.1981	0.4911	18.2170	0.6114	18.8284	5.2433	0.5849	5.8282		53,358.9075	53,358.9075	2.2741	7.9878	55,796.1332
Worker	24.0379	15.4461	194.5767	0.5372	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		55,421.7360	55,421.7360	1.7281	1.6057	55,943.4240
<b>Total</b>	<b>26.5413</b>	<b>121.4483</b>	<b>231.7748</b>	<b>1.0283</b>	<b>86.1120</b>	<b>0.9635</b>	<b>87.0755</b>	<b>23.2522</b>	<b>0.9091</b>	<b>24.1612</b>		<b>108,780.6435</b>	<b>108,780.6435</b>	<b>4.0022</b>	<b>9.5935</b>	<b>111,739.5572</b>

**3.4 Building Construction - 2025**Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

Unmitigated Construction Off-Site

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4409	104.8156	37.0504	0.4813	18.2179	0.6115	18.8294	5.2436	0.5849	5.8285		52,386.3826	52,386.3826	2.3385	7.8389	54,780.8421
Worker	22.5548	13.9372	182.1946	0.5188	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		54,051.0194	54,051.0194	1.5733	1.5033	54,538.3319
<b>Total</b>	<b>24.9958</b>	<b>118.7528</b>	<b>219.2450</b>	<b>1.0001</b>	<b>86.1129</b>	<b>0.9474</b>	<b>87.0603</b>	<b>23.2525</b>	<b>0.8942</b>	<b>24.1467</b>		<b>106,437.4020</b>	<b>106,437.4020</b>	<b>3.9117</b>	<b>9.3422</b>	<b>109,319.1740</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**Mitigated Construction Off-Site**

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000
Vendor	2.4409	104.8156	37.0504	0.4813	18.2179	0.6115	18.8294	5.2436	0.5849	5.8285		52,386.3826	52,386.3826	2.3385	7.8389	54,780.8421
Worker	22.5548	13.9372	182.1946	0.5188	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		54,051.0194	54,051.0194	1.5733	1.5033	54,538.3319
<b>Total</b>	<b>24.9958</b>	<b>118.7528</b>	<b>219.2450</b>	<b>1.0001</b>	<b>86.1129</b>	<b>0.9474</b>	<b>87.0603</b>	<b>23.2525</b>	<b>0.8942</b>	<b>24.1467</b>		<b>106,437.4020</b>	<b>106,437.4020</b>	<b>3.9117</b>	<b>9.3422</b>	<b>109,319.1740</b>

## 3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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	0.0000
Vendor	2.3845	103.5214	36.9890	0.4716	18.2188	0.6088	18.8276	5.2439	0.5823	5.8262		51,416.5657	51,416.5657	2.4014	7.6907	53,768.4305
Worker	21.2393	12.6822	171.6199	0.5024	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		52,774.9853	52,774.9853	1.4382	1.4179	53,233.4757
<b>Total</b>	<b>23.6238</b>	<b>116.2036</b>	<b>208.6089</b>	<b>0.9741</b>	<b>86.1138</b>	<b>0.9279</b>	<b>87.0417</b>	<b>23.2529</b>	<b>0.8761</b>	<b>24.1289</b>		<b>104,191.5510</b>	<b>104,191.5510</b>	<b>3.8396</b>	<b>9.1086</b>	<b>107,001.9062</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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					



## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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	2.3845	103.5214	36.9890	0.4716	18.2188	0.6088	18.8276	5.2439	0.5823	5.8262		51,416.5657	51,416.5657	2.4014	7.6907	53,768.4305
Worker	21.2393	12.6822	171.6199	0.5024	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		52,774.9853	52,774.9853	1.4382	1.4179	53,233.4757
<b>Total</b>	<b>23.6238</b>	<b>116.2036</b>	<b>208.6089</b>	<b>0.9741</b>	<b>86.1138</b>	<b>0.9279</b>	<b>87.0417</b>	<b>23.2529</b>	<b>0.8761</b>	<b>24.1289</b>		<b>104,191.5510</b>	<b>104,191.5510</b>	<b>3.8396</b>	<b>9.1086</b>	<b>107,001.9062</b>

**3.4 Building Construction - 2027****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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	0.0000

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vendor	2.3370	102.1103	36.9413	0.4613	18.2197	0.6043	18.8240	5.2443	0.5780	5.8223		50,364.5965	50,364.5965	2.4573	7.5318	52,670.4947
Worker	20.0055	11.6065	162.4640	0.4877	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		51,621.5208	51,621.5208	1.3198	1.3453	52,055.3984
<b>Total</b>	<b>22.3425</b>	<b>113.7169</b>	<b>199.4053</b>	<b>0.9490</b>	<b>86.1147</b>	<b>0.9045</b>	<b>87.0192</b>	<b>23.2532</b>	<b>0.8544</b>	<b>24.1075</b>		<b>101,986.1173</b>	<b>101,986.1173</b>	<b>3.7771</b>	<b>8.8770</b>	<b>104,725.8931</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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	0.0000
Vendor	2.3370	102.1103	36.9413	0.4613	18.2197	0.6043	18.8240	5.2443	0.5780	5.8223		50,364.5965	50,364.5965	2.4573	7.5318	52,670.4947

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Worker	20.0055	11.6065	162.4640	0.4877	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		51,621.5208	51,621.5208	1.3198	1.3453	52,055.3984
<b>Total</b>	<b>22.3425</b>	<b>113.7169</b>	<b>199.4053</b>	<b>0.9490</b>	<b>86.1147</b>	<b>0.9045</b>	<b>87.0192</b>	<b>23.2532</b>	<b>0.8544</b>	<b>24.1075</b>		<b>101,986.1173</b>	<b>101,986.1173</b>	<b>3.7771</b>	<b>8.8770</b>	<b>104,725.8931</b>

## 3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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	0.0000
Vendor	2.3002	100.9803	37.0243	0.4515	18.2205	0.6006	18.8211	5.2445	0.5745	5.8190		49,372.2904	49,372.2904	2.5136	7.3805	51,634.5119
Worker	18.8490	10.6933	154.7604	0.4745	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		50,603.2905	50,603.2905	1.2169	1.2838	51,016.2895

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	21.1491	111.6736	191.7847	0.9260	86.1155	0.8809	86.9964	23.2535	0.8325	24.0860		99,975.5809	99,975.5809	3.7305	8.6643	102,650.8015
-------	---------	----------	----------	--------	---------	--------	---------	---------	--------	---------	--	-------------	-------------	--------	--------	--------------

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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

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	0.0000
Vendor	2.3002	100.9803	37.0243	0.4515	18.2205	0.6006	18.8211	5.2445	0.5745	5.8190		49,372.2904	49,372.2904	2.5136	7.3805	51,634.5119
Worker	18.8490	10.6933	154.7604	0.4745	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		50,603.2905	50,603.2905	1.2169	1.2838	51,016.2895
Total	21.1491	111.6736	191.7847	0.9260	86.1155	0.8809	86.9964	23.2535	0.8325	24.0860		99,975.5809	99,975.5809	3.7305	8.6643	102,650.8015

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.4 Building Construction - 2029****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

**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	0.0000
Vendor	2.2650	99.8084	37.0918	0.4420	18.2212	0.5948	18.8160	5.2448	0.5690	5.8138		48,396.1048	48,396.1048	2.5710	7.2320	50,615.5122
Worker	17.7159	9.8979	147.9400	0.4627	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		49,695.7935	49,695.7935	1.1249	1.2310	50,090.7475
<b>Total</b>	<b>19.9809</b>	<b>109.7062</b>	<b>185.0318</b>	<b>0.9047</b>	<b>86.1163</b>	<b>0.8565</b>	<b>86.9728</b>	<b>23.2537</b>	<b>0.8098</b>	<b>24.0635</b>		<b>98,091.8983</b>	<b>98,091.8983</b>	<b>3.6958</b>	<b>8.4630</b>	<b>100,706.2597</b>

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.4744</b>	<b>2,556.4744</b>	<b>0.6010</b>		<b>2,571.4981</b>

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	0.0000
Vendor	2.2650	99.8084	37.0918	0.4420	18.2212	0.5948	18.8160	5.2448	0.5690	5.8138		48,396.1048	48,396.1048	2.5710	7.2320	50,615.5122
Worker	17.7159	9.8979	147.9400	0.4627	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		49,695.7935	49,695.7935	1.1249	1.2310	50,090.7475
<b>Total</b>	<b>19.9809</b>	<b>109.7062</b>	<b>185.0318</b>	<b>0.9047</b>	<b>86.1163</b>	<b>0.8565</b>	<b>86.9728</b>	<b>23.2537</b>	<b>0.8098</b>	<b>24.0635</b>		<b>98,091.8983</b>	<b>98,091.8983</b>	<b>3.6958</b>	<b>8.4630</b>	<b>100,706.2597</b>

## 3.5 Paving - 2029

Unmitigated Construction On-Site

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>		<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**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	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
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
<b>Total</b>	<b>0.0322</b>	<b>0.0180</b>	<b>0.2685</b>	<b>8.4000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>90.1920</b>	<b>90.1920</b>	<b>2.0400e-003</b>	<b>2.2300e-003</b>	<b>90.9088</b>

**Mitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9152</b>	<b>8.5816</b>	<b>14.5780</b>	<b>0.0228</b>		<b>0.4185</b>	<b>0.4185</b>		<b>0.3850</b>	<b>0.3850</b>	<b>0.0000</b>	<b>2,206.7452</b>	<b>2,206.7452</b>	<b>0.7137</b>		<b>2,224.5878</b>

**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	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
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
<b>Total</b>	<b>0.0322</b>	<b>0.0180</b>	<b>0.2685</b>	<b>8.4000e-004</b>	<b>0.1232</b>	<b>4.7000e-004</b>	<b>0.1237</b>	<b>0.0327</b>	<b>4.4000e-004</b>	<b>0.0331</b>		<b>90.1920</b>	<b>90.1920</b>	<b>2.0400e-003</b>	<b>2.2300e-003</b>	<b>90.9088</b>

**3.6 Architectural Coating - 2029****Unmitigated Construction On-Site**



## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>380.7071</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	3.5432	1.9796	29.5880	0.0925	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		9,939.1587	9,939.1587	0.2250	0.2462	10,018.1495
<b>Total</b>	<b>3.5432</b>	<b>1.9796</b>	<b>29.5880</b>	<b>0.0925</b>	<b>13.5790</b>	<b>0.0523</b>	<b>13.6313</b>	<b>3.6018</b>	<b>0.0482</b>	<b>3.6500</b>		<b>9,939.1587</b>	<b>9,939.1587</b>	<b>0.2250</b>	<b>0.2462</b>	<b>10,018.1495</b>

**Mitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>380.7071</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	3.5432	1.9796	29.5880	0.0925	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		9,939.1587	9,939.1587	0.2250	0.2462	10,018.1495
<b>Total</b>	<b>3.5432</b>	<b>1.9796</b>	<b>29.5880</b>	<b>0.0925</b>	<b>13.5790</b>	<b>0.0523</b>	<b>13.6313</b>	<b>3.6018</b>	<b>0.0482</b>	<b>3.6500</b>		<b>9,939.1587</b>	<b>9,939.1587</b>	<b>0.2250</b>	<b>0.2462</b>	<b>10,018.1495</b>

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## 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	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.930	317,075.930	22.6480	15.3018	322,202.065
Unmitigated	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.930	317,075.930	22.6480	15.3018	322,202.065

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545
Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## 5.0 Energy Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
NaturalGas Unmitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	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
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5333.89	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458
Single Family Housing	55586.8	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
<b>Total</b>		<b>2.6087</b>	<b>22.6712</b>	<b>12.2659</b>	<b>0.1423</b>		<b>1.8023</b>	<b>1.8023</b>		<b>1.8023</b>	<b>1.8023</b>		<b>28,457.9704</b>	<b>28,457.9704</b>	<b>0.5454</b>	<b>0.5217</b>	<b>28,627.0819</b>

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72.031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	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
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.33389	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458

## RiverPark Specific Plan Amendment - Ventura County, Winter

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Single Family Housing	55.5868	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
<b>Total</b>		<b>2.6087</b>	<b>22.6712</b>	<b>12.2659</b>	<b>0.1423</b>		<b>1.8023</b>	<b>1.8023</b>		<b>1.8023</b>	<b>1.8023</b>		<b>28,457.9704</b>	<b>28,457.9704</b>	<b>0.5454</b>	<b>0.5217</b>	<b>28,627.0819</b>

## 6.0 Area Detail

## 6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Unmitigated	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663

## 6.2 Area by SubCategory

Unmitigated

## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	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	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	148.6524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
<b>Total</b>	<b>170.1670</b>	<b>3.8622</b>	<b>335.1040</b>	<b>0.0178</b>		<b>1.8625</b>	<b>1.8625</b>		<b>1.8625</b>	<b>1.8625</b>	<b>0.0000</b>	<b>605.1203</b>	<b>605.1203</b>	<b>0.5778</b>	<b>0.0000</b>	<b>619.5663</b>

**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	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	137.8062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
<b>Total</b>	<b>159.3208</b>	<b>3.8622</b>	<b>335.1040</b>	<b>0.0178</b>		<b>1.8625</b>	<b>1.8625</b>		<b>1.8625</b>	<b>1.8625</b>	<b>0.0000</b>	<b>605.1203</b>	<b>605.1203</b>	<b>0.5778</b>	<b>0.0000</b>	<b>619.5663</b>



## RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****7.0 Water Detail**

---

**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

**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 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

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

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

RiverPark Specific Plan Amendment - Ventura County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

---

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**RiverPark Specific Plan Amendment**  
**Ventura County, Annual**

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

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2030
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	390.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

**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					
2022	0.2792	2.9187	2.0697	4.3200e-003	1.1467	0.1294	1.2761	0.4968	0.1190	0.6159	0.0000	380.1155	380.1155	0.1201	3.0000e-004	383.2083
2023	2.9314	14.9358	27.1852	0.1124	9.0471	0.2108	9.2579	2.4539	0.1977	2.6517	0.0000	10,687.4996	10,687.4996	0.4806	0.9052	10,969.2574
2024	3.4195	17.5279	32.0588	0.1387	11.0804	0.2063	11.2867	2.9969	0.1944	3.1913	0.0000	13,272.6768	13,272.6768	0.5407	1.1342	13,624.1847
2025	3.2035	16.9870	30.2986	0.1345	11.0382	0.1922	11.2305	2.9855	0.1812	3.1667	0.0000	12,943.4127	12,943.4127	0.5281	1.1004	13,284.5403
2026	3.0351	16.6580	28.9199	0.1310	11.0384	0.1897	11.2281	2.9855	0.1789	3.1644	0.0000	12,676.3786	12,676.3786	0.5201	1.0730	13,009.1403
2027	2.8785	16.3362	27.7276	0.1278	11.0385	0.1867	11.2251	2.9856	0.1761	3.1616	0.0000	12,414.2642	12,414.2642	0.5131	1.0458	12,738.7463
2028	2.7230	16.0103	26.6380	0.1243	10.9963	0.1829	11.1792	2.9742	0.1725	3.1467	0.0000	12,128.7275	12,128.7275	0.5061	1.0169	12,444.4185
2029	21.5758	3.1253	6.5813	0.0258	2.4738	0.0571	2.5309	0.6655	0.0534	0.7189	0.0000	2,505.5644	2,505.5644	0.1265	0.1687	2,559.0034
Maximum	21.5758	17.5279	32.0588	0.1387	11.0804	0.2108	11.2867	2.9969	0.1977	3.1913	0.0000	13,272.6768	13,272.6768	0.5407	1.1342	13,624.1847

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**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					
2022	0.2792	2.9187	2.0697	4.3200e-003	0.4547	0.1294	0.5841	0.1958	0.1190	0.3148	0.0000	380.1150	380.1150	0.1201	3.0000e-004	383.2078
2023	2.9314	14.9358	27.1852	0.1124	8.7938	0.2108	9.0046	2.3811	0.1977	2.5789	0.0000	10,687.4992	10,687.4992	0.4806	0.9052	10,969.2570
2024	3.4195	17.5279	32.0588	0.1387	11.0804	0.2063	11.2867	2.9969	0.1944	3.1913	0.0000	13,272.6764	13,272.6764	0.5407	1.1342	13,624.1843
2025	3.2035	16.9870	30.2986	0.1345	11.0382	0.1922	11.2305	2.9855	0.1812	3.1667	0.0000	12,943.4124	12,943.4124	0.5281	1.1004	13,284.5399
2026	3.0351	16.6580	28.9199	0.1310	11.0384	0.1897	11.2281	2.9855	0.1789	3.1644	0.0000	12,676.3782	12,676.3782	0.5201	1.0730	13,009.1399
2027	2.8785	16.3362	27.7276	0.1278	11.0385	0.1867	11.2251	2.9856	0.1761	3.1616	0.0000	12,414.2639	12,414.2639	0.5131	1.0458	12,738.7460
2028	2.7230	16.0103	26.6380	0.1243	10.9963	0.1829	11.1792	2.9742	0.1725	3.1467	0.0000	12,128.7272	12,128.7272	0.5061	1.0169	12,444.4182
2029	21.5758	3.1253	6.5813	0.0258	2.4738	0.0571	2.5309	0.6655	0.0534	0.7189	0.0000	2,505.5642	2,505.5642	0.1265	0.1687	2,559.0032
Maximum	21.5758	17.5279	32.0588	0.1387	11.0804	0.2108	11.2867	2.9969	0.1977	3.1913	0.0000	13,272.6764	13,272.6764	0.5407	1.1342	13,624.1843

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	1.39	0.00	1.37	2.02	0.00	1.89	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-24-2022	8-23-2022	1.2120	1.2120

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2	8-24-2022	11-23-2022	1.3990	1.3990
3	11-24-2022	2-23-2023	1.3096	1.3096
4	2-24-2023	5-23-2023	4.0100	4.0100
5	5-24-2023	8-23-2023	5.2276	5.2276
6	8-24-2023	11-23-2023	5.3975	5.3975
7	11-24-2023	2-23-2024	5.4205	5.4205
8	2-24-2024	5-23-2024	5.0761	5.0761
9	5-24-2024	8-23-2024	5.0746	5.0746
10	8-24-2024	11-23-2024	5.2378	5.2378
11	11-24-2024	2-23-2025	5.2500	5.2500
12	2-24-2025	5-23-2025	4.8552	4.8552
13	5-24-2025	8-23-2025	4.9108	4.9108
14	8-24-2025	11-23-2025	5.0675	5.0675
15	11-24-2025	2-23-2026	5.1022	5.1022
16	2-24-2026	5-23-2026	4.7359	4.7359
17	5-24-2026	8-23-2026	4.7913	4.7913
18	8-24-2026	11-23-2026	4.9425	4.9425
19	11-24-2026	2-23-2027	4.9763	4.9763
20	2-24-2027	5-23-2027	4.6211	4.6211
21	5-24-2027	8-23-2027	4.6762	4.6762
22	8-24-2027	11-23-2027	4.8223	4.8223
23	11-24-2027	2-23-2028	4.8627	4.8627
24	2-24-2028	5-23-2028	4.5751	4.5751
25	5-24-2028	8-23-2028	4.5776	4.5776
26	8-24-2028	11-23-2028	4.7192	4.7192
27	11-24-2028	2-23-2029	4.7583	4.7583
28	2-24-2029	5-23-2029	0.4469	0.4469
29	5-24-2029	8-23-2029	3.5471	3.5471
30	8-24-2029	9-30-2029	5.2493	5.2493



## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest	5.4205	5.4205
--	--	---------	--------	--------

## 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	30.1262	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Energy	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	12,205.8632	12,205.8632	0.7229	0.1631	12,272.5235
Mobile	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Waste						0.0000	0.0000		0.0000	0.0000	909.0707	0.0000	909.0707	53.7245	0.0000	2,252.1841
Water						0.0000	0.0000		0.0000	0.0000	136.4705	1,629.5637	1,766.0342	14.1544	0.3476	2,223.4899
<b>Total</b>	<b>56.2108</b>	<b>30.5486</b>	<b>261.9806</b>	<b>0.4869</b>	<b>59.2258</b>	<b>0.8274</b>	<b>60.0531</b>	<b>15.8084</b>	<b>0.8052</b>	<b>16.6136</b>	<b>1,045.5412</b>	<b>58,730.1360</b>	<b>59,775.6771</b>	<b>71.7253</b>	<b>2.6208</b>	<b>62,349.7946</b>

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	28.1468	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Energy	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	12,205.8632	12,205.8632	0.7229	0.1631	12,272.5235

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mobile	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Waste						0.0000	0.0000		0.0000	0.0000	909.0707	0.0000	909.0707	53.7245	0.0000	2,252.1841
Water						0.0000	0.0000		0.0000	0.0000	109.1764	1,392.0866	1,501.2630	11.3310	0.2790	1,867.6837
<b>Total</b>	<b>54.2314</b>	<b>30.5486</b>	<b>261.9806</b>	<b>0.4869</b>	<b>59.2258</b>	<b>0.8274</b>	<b>60.0531</b>	<b>15.8084</b>	<b>0.8052</b>	<b>16.6136</b>	<b>1,018.2471</b>	<b>58,492.6588</b>	<b>59,510.9059</b>	<b>68.9019</b>	<b>2.5521</b>	<b>61,993.9884</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.61	0.40	0.44	3.94	2.62	0.57

## 3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
------------	------------------------	--------	-------------	-------------	-------------

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	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	130	0.42
Paving	Paving Equipment	2	8.00	132	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## 3.2 Site Preparation - 2022

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					0.5897	0.0000	0.5897	0.3031	0.0000	0.3031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3182	100.3182	0.0324	0.0000	101.1293
<b>Total</b>	<b>0.0951</b>	<b>0.9925</b>	<b>0.5909</b>	<b>1.1400e-003</b>	<b>0.5897</b>	<b>0.0484</b>	<b>0.6381</b>	<b>0.3031</b>	<b>0.0445</b>	<b>0.3476</b>	<b>0.0000</b>	<b>100.3182</b>	<b>100.3182</b>	<b>0.0324</b>	<b>0.0000</b>	<b>101.1293</b>

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	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
<b>Total</b>	<b>1.6600e-003</b>	<b>1.2200e-003</b>	<b>0.0145</b>	<b>4.0000e-005</b>	<b>4.3500e-003</b>	<b>3.0000e-005</b>	<b>4.3800e-003</b>	<b>1.1600e-003</b>	<b>2.0000e-005</b>	<b>1.1800e-003</b>	<b>0.0000</b>	<b>3.4768</b>	<b>3.4768</b>	<b>1.2000e-004</b>	<b>1.1000e-004</b>	<b>3.5118</b>

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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					0.2300	0.0000	0.2300	0.1182	0.0000	0.1182	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3181	100.3181	0.0324	0.0000	101.1292
<b>Total</b>	<b>0.0951</b>	<b>0.9925</b>	<b>0.5909</b>	<b>1.1400e-003</b>	<b>0.2300</b>	<b>0.0484</b>	<b>0.2784</b>	<b>0.1182</b>	<b>0.0445</b>	<b>0.1627</b>	<b>0.0000</b>	<b>100.3181</b>	<b>100.3181</b>	<b>0.0324</b>	<b>0.0000</b>	<b>101.1292</b>

**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	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
<b>Total</b>	<b>1.6600e-003</b>	<b>1.2200e-003</b>	<b>0.0145</b>	<b>4.0000e-005</b>	<b>4.3500e-003</b>	<b>3.0000e-005</b>	<b>4.3800e-003</b>	<b>1.1600e-003</b>	<b>2.0000e-005</b>	<b>1.1800e-003</b>	<b>0.0000</b>	<b>3.4768</b>	<b>3.4768</b>	<b>1.2000e-004</b>	<b>1.1000e-004</b>	<b>3.5118</b>

**3.3 Grading - 2022****Unmitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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					0.5447	0.0000	0.5447	0.1905	0.0000	0.1905	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9463	269.9463	0.0873	0.0000	272.1289
<b>Total</b>	<b>0.1794</b>	<b>1.9228</b>	<b>1.4376</b>	<b>3.0700e-003</b>	<b>0.5447</b>	<b>0.0809</b>	<b>0.6256</b>	<b>0.1905</b>	<b>0.0745</b>	<b>0.2649</b>	<b>0.0000</b>	<b>269.9463</b>	<b>269.9463</b>	<b>0.0873</b>	<b>0.0000</b>	<b>272.1289</b>

**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	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
<b>Total</b>	<b>3.0400e-003</b>	<b>2.2300e-003</b>	<b>0.0266</b>	<b>7.0000e-005</b>	<b>7.9800e-003</b>	<b>5.0000e-005</b>	<b>8.0300e-003</b>	<b>2.1200e-003</b>	<b>4.0000e-005</b>	<b>2.1600e-003</b>	<b>0.0000</b>	<b>6.3742</b>	<b>6.3742</b>	<b>2.2000e-004</b>	<b>2.0000e-004</b>	<b>6.4383</b>

**Mitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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					0.2124	0.0000	0.2124	0.0743	0.0000	0.0743	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9459	269.9459	0.0873	0.0000	272.1286
<b>Total</b>	<b>0.1794</b>	<b>1.9228</b>	<b>1.4376</b>	<b>3.0700e-003</b>	<b>0.2124</b>	<b>0.0809</b>	<b>0.2934</b>	<b>0.0743</b>	<b>0.0745</b>	<b>0.1487</b>	<b>0.0000</b>	<b>269.9459</b>	<b>269.9459</b>	<b>0.0873</b>	<b>0.0000</b>	<b>272.1286</b>

**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	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
<b>Total</b>	<b>3.0400e-003</b>	<b>2.2300e-003</b>	<b>0.0266</b>	<b>7.0000e-005</b>	<b>7.9800e-003</b>	<b>5.0000e-005</b>	<b>8.0300e-003</b>	<b>2.1200e-003</b>	<b>4.0000e-005</b>	<b>2.1600e-003</b>	<b>0.0000</b>	<b>6.3742</b>	<b>6.3742</b>	<b>2.2000e-004</b>	<b>2.0000e-004</b>	<b>6.4383</b>

**3.3 Grading - 2023****Unmitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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					0.4152	0.0000	0.4152	0.1193	0.0000	0.1193	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6986	152.6986	0.0494	0.0000	153.9332
<b>Total</b>	<b>0.0930</b>	<b>0.9664</b>	<b>0.7854</b>	<b>1.7400e-003</b>	<b>0.4152</b>	<b>0.0399</b>	<b>0.4551</b>	<b>0.1193</b>	<b>0.0367</b>	<b>0.1560</b>	<b>0.0000</b>	<b>152.6986</b>	<b>152.6986</b>	<b>0.0494</b>	<b>0.0000</b>	<b>153.9332</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
<b>Total</b>	<b>1.6000e-003</b>	<b>1.1200e-003</b>	<b>0.0139</b>	<b>4.0000e-005</b>	<b>4.5200e-003</b>	<b>2.0000e-005</b>	<b>4.5400e-003</b>	<b>1.2000e-003</b>	<b>2.0000e-005</b>	<b>1.2200e-003</b>	<b>0.0000</b>	<b>3.5114</b>	<b>3.5114</b>	<b>1.1000e-004</b>	<b>1.0000e-004</b>	<b>3.5449</b>

**Mitigated Construction On-Site**



## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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					0.1619	0.0000	0.1619	0.0465	0.0000	0.0465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6984	152.6984	0.0494	0.0000	153.9331
<b>Total</b>	<b>0.0930</b>	<b>0.9664</b>	<b>0.7854</b>	<b>1.7400e-003</b>	<b>0.1619</b>	<b>0.0399</b>	<b>0.2018</b>	<b>0.0465</b>	<b>0.0367</b>	<b>0.0832</b>	<b>0.0000</b>	<b>152.6984</b>	<b>152.6984</b>	<b>0.0494</b>	<b>0.0000</b>	<b>153.9331</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
<b>Total</b>	<b>1.6000e-003</b>	<b>1.1200e-003</b>	<b>0.0139</b>	<b>4.0000e-005</b>	<b>4.5200e-003</b>	<b>2.0000e-005</b>	<b>4.5400e-003</b>	<b>1.2000e-003</b>	<b>2.0000e-005</b>	<b>1.2200e-003</b>	<b>0.0000</b>	<b>3.5114</b>	<b>3.5114</b>	<b>1.1000e-004</b>	<b>1.0000e-004</b>	<b>3.5449</b>

**3.4 Building Construction - 2023****Unmitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4408	236.4408	0.0563	0.0000	237.8470
<b>Total</b>	<b>0.1604</b>	<b>1.4673</b>	<b>1.6569</b>	<b>2.7500e-003</b>		<b>0.0714</b>	<b>0.0714</b>		<b>0.0672</b>	<b>0.0672</b>	<b>0.0000</b>	<b>236.4408</b>	<b>236.4408</b>	<b>0.0563</b>	<b>0.0000</b>	<b>237.8470</b>

**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	0.2672	10.8103	3.7480	0.0509	1.8299	0.0620	1.8919	0.5279	0.0593	0.5872	0.0000	5,008.7623	5,008.7623	0.2056	0.7499	5,237.3682
Worker	2.4092	1.6907	20.9810	0.0569	6.7975	0.0375	6.8350	1.8055	0.0346	1.8401	0.0000	5,286.0866	5,286.0866	0.1692	0.1552	5,336.5641
<b>Total</b>	<b>2.6764</b>	<b>12.5010</b>	<b>24.7289</b>	<b>0.1078</b>	<b>8.6274</b>	<b>0.0995</b>	<b>8.7269</b>	<b>2.3334</b>	<b>0.0939</b>	<b>2.4273</b>	<b>0.0000</b>	<b>10,294.8488</b>	<b>10,294.8488</b>	<b>0.3748</b>	<b>0.9051</b>	<b>10,573.9323</b>

**Mitigated Construction On-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4406	236.4406	0.0563	0.0000	237.8467
<b>Total</b>	<b>0.1604</b>	<b>1.4673</b>	<b>1.6569</b>	<b>2.7500e-003</b>		<b>0.0714</b>	<b>0.0714</b>		<b>0.0672</b>	<b>0.0672</b>	<b>0.0000</b>	<b>236.4406</b>	<b>236.4406</b>	<b>0.0563</b>	<b>0.0000</b>	<b>237.8467</b>

**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	0.2672	10.8103	3.7480	0.0509	1.8299	0.0620	1.8919	0.5279	0.0593	0.5872	0.0000	5,008.7623	5,008.7623	0.2056	0.7499	5,237.3682
Worker	2.4092	1.6907	20.9810	0.0569	6.7975	0.0375	6.8350	1.8055	0.0346	1.8401	0.0000	5,286.0866	5,286.0866	0.1692	0.1552	5,336.5641
<b>Total</b>	<b>2.6764</b>	<b>12.5010</b>	<b>24.7289</b>	<b>0.1078</b>	<b>8.6274</b>	<b>0.0995</b>	<b>8.7269</b>	<b>2.3334</b>	<b>0.0939</b>	<b>2.4273</b>	<b>0.0000</b>	<b>10,294.8488</b>	<b>10,294.8488</b>	<b>0.3748</b>	<b>0.9051</b>	<b>10,573.9323</b>

**3.4 Building Construction - 2024****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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179

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	0.3345	13.8186	4.7892	0.0643	2.3503	0.0798	2.4301	0.6780	0.0764	0.7544	0.0000	6,335.8095	6,335.8095	0.2708	0.9483	6,625.1748
Worker	2.8922	1.9481	25.1518	0.0709	8.7301	0.0461	8.7762	2.3189	0.0425	2.3614	0.0000	6,633.1450	6,633.1450	0.1981	0.1859	6,693.4920
Total	3.2267	15.7668	29.9410	0.1352	11.0804	0.1260	11.2064	2.9969	0.1188	3.1157	0.0000	12,968.9544	12,968.9544	0.4689	1.1342	13,318.6668

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					

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
<b>Total</b>	<b>0.1928</b>	<b>1.7611</b>	<b>2.1179</b>	<b>3.5300e-003</b>		<b>0.0803</b>	<b>0.0803</b>		<b>0.0756</b>	<b>0.0756</b>	<b>0.0000</b>	<b>303.7220</b>	<b>303.7220</b>	<b>0.0718</b>	<b>0.0000</b>	<b>305.5175</b>

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	0.3345	13.8186	4.7892	0.0643	2.3503	0.0798	2.4301	0.6780	0.0764	0.7544	0.0000	6,335.8095	6,335.8095	0.2708	0.9483	6,625.1748
Worker	2.8922	1.9481	25.1518	0.0709	8.7301	0.0461	8.7762	2.3189	0.0425	2.3614	0.0000	6,633.1450	6,633.1450	0.1981	0.1859	6,693.4920
<b>Total</b>	<b>3.2267</b>	<b>15.7668</b>	<b>29.9410</b>	<b>0.1352</b>	<b>11.0804</b>	<b>0.1260</b>	<b>11.2064</b>	<b>2.9969</b>	<b>0.1188</b>	<b>3.1157</b>	<b>0.0000</b>	<b>12,968.9544</b>	<b>12,968.9544</b>	<b>0.4689</b>	<b>1.1342</b>	<b>13,318.6668</b>

## 3.4 Building Construction - 2025

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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
-------	--------	--------	--------	-------------	--	--------	--------	--	--------	--------	--------	----------	----------	--------	--------	----------

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	0.3255	13.6090	4.7527	0.0628	2.3414	0.0796	2.4210	0.6755	0.0761	0.7515	0.0000	6,196.4361	6,196.4361	0.2774	0.9271	6,479.6337
Worker	2.6996	1.7507	23.4469	0.0682	8.6968	0.0438	8.7406	2.3100	0.0404	2.3504	0.0000	6,444.3217	6,444.3217	0.1795	0.1734	6,500.4730
Total	3.0251	15.3597	28.1996	0.1309	11.0382	0.1234	11.1616	2.9855	0.1164	3.1019	0.0000	12,640.7578	12,640.7578	0.4570	1.1004	12,980.1067

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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										M1/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	0.3255	13.6090	4.7527	0.0628	2.3414	0.0796	2.4210	0.6755	0.0761	0.7515	0.0000	6,196.4361	6,196.4361	0.2774	0.9271	6,479.6337
Worker	2.6996	1.7507	23.4469	0.0682	8.6968	0.0438	8.7406	2.3100	0.0404	2.3504	0.0000	6,444.3217	6,444.3217	0.1795	0.1734	6,500.4730
<b>Total</b>	<b>3.0251</b>	<b>15.3597</b>	<b>28.1996</b>	<b>0.1309</b>	<b>11.0382</b>	<b>0.1234</b>	<b>11.1616</b>	<b>2.9855</b>	<b>0.1164</b>	<b>3.1019</b>	<b>0.0000</b>	<b>12,640.7578</b>	<b>12,640.7578</b>	<b>0.4570</b>	<b>1.1004</b>	<b>12,980.1067</b>

**3.4 Building Construction - 2026****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										M1/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
<b>Total</b>	<b>0.1785</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6549</b>	<b>302.6549</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4335</b>

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****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	0.3185	13.4380	4.7458	0.0615	2.3416	0.0792	2.4208	0.6755	0.0758	0.7513	0.0000	6,081.5891	6,081.5891	0.2849	0.9095	6,359.7443
Worker	2.5381	1.5928	22.0750	0.0660	8.6968	0.0417	8.7385	2.3100	0.0383	2.3484	0.0000	6,292.1346	6,292.1346	0.1640	0.1635	6,344.9624
<b>Total</b>	<b>2.8567</b>	<b>15.0308</b>	<b>26.8208</b>	<b>0.1275</b>	<b>11.0384</b>	<b>0.1209</b>	<b>11.1592</b>	<b>2.9855</b>	<b>0.1141</b>	<b>3.0996</b>	<b>0.0000</b>	<b>12,373.7237</b>	<b>12,373.7237</b>	<b>0.4489</b>	<b>1.0730</b>	<b>12,704.7068</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
<b>Total</b>	<b>0.1784</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6545</b>	<b>302.6545</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4331</b>

**Mitigated Construction Off-Site**



## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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	0.3185	13.4380	4.7458	0.0615	2.3416	0.0792	2.4208	0.6755	0.0758	0.7513	0.0000	6,081.5891	6,081.5891	0.2849	0.9095	6,359.7443
Worker	2.5381	1.5928	22.0750	0.0660	8.6968	0.0417	8.7385	2.3100	0.0383	2.3484	0.0000	6,292.1346	6,292.1346	0.1640	0.1635	6,344.9624
<b>Total</b>	<b>2.8567</b>	<b>15.0308</b>	<b>26.8208</b>	<b>0.1275</b>	<b>11.0384</b>	<b>0.1209</b>	<b>11.1592</b>	<b>2.9855</b>	<b>0.1141</b>	<b>3.0996</b>	<b>0.0000</b>	<b>12,373.7237</b>	<b>12,373.7237</b>	<b>0.4489</b>	<b>1.0730</b>	<b>12,704.7068</b>

**3.4 Building Construction - 2027****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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
<b>Total</b>	<b>0.1785</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6549</b>	<b>302.6549</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4335</b>

**Unmitigated Construction Off-Site**

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive 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	0.3127	13.2516	4.7405	0.0601	2.3417	0.0786	2.4203	0.6755	0.0752	0.7508	0.0000	5,957.0237	5,957.0237	0.2915	0.8907	6,229.7375
Worker	2.3874	1.4574	20.8881	0.0641	8.6968	0.0392	8.7360	2.3100	0.0361	2.3461	0.0000	6,154.5857	6,154.5857	0.1504	0.1551	6,204.5753
<b>Total</b>	<b>2.7001</b>	<b>14.7090</b>	<b>25.6285</b>	<b>0.1242</b>	<b>11.0385</b>	<b>0.1178</b>	<b>11.1563</b>	<b>2.9856</b>	<b>0.1113</b>	<b>3.0969</b>	<b>0.0000</b>	<b>12,111.6093</b>	<b>12,111.6093</b>	<b>0.4420</b>	<b>1.0458</b>	<b>12,434.3128</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
<b>Total</b>	<b>0.1784</b>	<b>1.6273</b>	<b>2.0991</b>	<b>3.5200e-003</b>		<b>0.0689</b>	<b>0.0689</b>		<b>0.0648</b>	<b>0.0648</b>	<b>0.0000</b>	<b>302.6545</b>	<b>302.6545</b>	<b>0.0711</b>	<b>0.0000</b>	<b>304.4331</b>

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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.3127	13.2516	4.7405	0.0601	2.3417	0.0786	2.4203	0.6755	0.0752	0.7508	0.0000	5,957.0237	5,957.0237	0.2915	0.8907	6,229.7375
Worker	2.3874	1.4574	20.8881	0.0641	8.6968	0.0392	8.7360	2.3100	0.0361	2.3461	0.0000	6,154.5857	6,154.5857	0.1504	0.1551	6,204.5753
<b>Total</b>	<b>2.7001</b>	<b>14.7090</b>	<b>25.6285</b>	<b>0.1242</b>	<b>11.0385</b>	<b>0.1178</b>	<b>11.1563</b>	<b>2.9856</b>	<b>0.1113</b>	<b>3.0969</b>	<b>0.0000</b>	<b>12,111.6093</b>	<b>12,111.6093</b>	<b>0.4420</b>	<b>1.0458</b>	<b>12,434.3128</b>

## 3.4 Building Construction - 2028

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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
<b>Total</b>	<b>0.1778</b>	<b>1.6211</b>	<b>2.0910</b>	<b>3.5000e-003</b>		<b>0.0686</b>	<b>0.0686</b>		<b>0.0645</b>	<b>0.0645</b>	<b>0.0000</b>	<b>301.4953</b>	<b>301.4953</b>	<b>0.0709</b>	<b>0.0000</b>	<b>303.2671</b>

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					

[illegible]

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vendor	0.3070	13.0520	4.7339	0.0586	2.3328	0.0779	2.4107	0.6730	0.0745	0.7475	0.0000	5,817.1715	5,817.1715	0.2971	0.8694	6,083.6906
Worker	2.2382	1.3373	19.8132	0.0621	8.6635	0.0365	8.6999	2.3012	0.0335	2.3347	0.0000	6,010.0608	6,010.0608	0.1381	0.1475	6,057.4609
<b>Total</b>	<b>2.5452</b>	<b>14.3892</b>	<b>24.5470</b>	<b>0.1208</b>	<b>10.9963</b>	<b>0.1143</b>	<b>11.1106</b>	<b>2.9742</b>	<b>0.1080</b>	<b>3.0822</b>	<b>0.0000</b>	<b>11,827.2322</b>	<b>11,827.2322</b>	<b>0.4352</b>	<b>1.0169</b>	<b>12,141.1514</b>

## 3.4 Building Construction - 2029

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	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5435	47.5435	0.0112	0.0000	47.8229
<b>Total</b>	<b>0.0280</b>	<b>0.2556</b>	<b>0.3297</b>	<b>5.5000e-004</b>		<b>0.0108</b>	<b>0.0108</b>		<b>0.0102</b>	<b>0.0102</b>	<b>0.0000</b>	<b>47.5435</b>	<b>47.5435</b>	<b>0.0112</b>	<b>0.0000</b>	<b>47.8229</b>

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	0.0477	2.0339	0.7480	9.0500e-003	0.3679	0.0122	0.3800	0.1061	0.0116	0.1178	0.0000	899.1708	899.1708	0.0479	0.1343	940.4028

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Worker	0.3314	0.1952	2.9857	9.5500e-003	1.3662	5.3600e-003	1.3715	0.3629	4.9400e-003	0.3678	0.0000	930.7451	930.7451	0.0201	0.0223	937.8930
<b>Total</b>	<b>0.3791</b>	<b>2.2291</b>	<b>3.7337</b>	<b>0.0186</b>	<b>1.7340</b>	<b>0.0175</b>	<b>1.7516</b>	<b>0.4690</b>	<b>0.0166</b>	<b>0.4856</b>	<b>0.0000</b>	<b>1,829.9159</b>	<b>1,829.9159</b>	<b>0.0680</b>	<b>0.1566</b>	<b>1,878.2958</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5434	47.5434	0.0112	0.0000	47.8228
<b>Total</b>	<b>0.0280</b>	<b>0.2556</b>	<b>0.3297</b>	<b>5.5000e-004</b>		<b>0.0108</b>	<b>0.0108</b>		<b>0.0102</b>	<b>0.0102</b>	<b>0.0000</b>	<b>47.5434</b>	<b>47.5434</b>	<b>0.0112</b>	<b>0.0000</b>	<b>47.8228</b>

**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	0.0477	2.0339	0.7480	9.0500e-003	0.3679	0.0122	0.3800	0.1061	0.0116	0.1178	0.0000	899.1708	899.1708	0.0479	0.1343	940.4028
Worker	0.3314	0.1952	2.9857	9.5500e-003	1.3662	5.3600e-003	1.3715	0.3629	4.9400e-003	0.3678	0.0000	930.7451	930.7451	0.0201	0.0223	937.8930

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.3791	2.2291	3.7337	0.0186	1.7340	0.0175	1.7516	0.4690	0.0166	0.4856	0.0000	1,829.9159	1,829.9159	0.0680	0.1566	1,878.2958
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	------------	------------	--------	--------	------------

## 3.5 Paving - 2029

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	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1059	110.1059	0.0356	0.0000	110.9962
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0503</b>	<b>0.4720</b>	<b>0.8018</b>	<b>1.2500e-003</b>		<b>0.0230</b>	<b>0.0230</b>		<b>0.0212</b>	<b>0.0212</b>	<b>0.0000</b>	<b>110.1059</b>	<b>110.1059</b>	<b>0.0356</b>	<b>0.0000</b>	<b>110.9962</b>

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	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

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	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1058	110.1058	0.0356	0.0000	110.9960
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1058	110.1058	0.0356	0.0000	110.9960

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	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668



## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668
-------	-------------	-------------	--------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-------------	-------------	--------

## 3.6 Architectural Coating - 2029

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	20.9295					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0621
<b>Total</b>	<b>20.9389</b>	<b>0.0630</b>	<b>0.0995</b>	<b>1.6000e-004</b>		<b>2.8300e-003</b>	<b>2.8300e-003</b>		<b>2.8300e-003</b>	<b>2.8300e-003</b>	<b>0.0000</b>	<b>14.0429</b>	<b>14.0429</b>	<b>7.7000e-004</b>	<b>0.0000</b>	<b>14.0621</b>

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	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597
-------	--------	--------	--------	-------------	--------	-------------	--------	--------	-------------	--------	--------	----------	----------	--------	--------	----------

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	20.9295					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620
Total	20.9389	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620

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	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597
-------	--------	--------	--------	-------------	--------	-------------	--------	--------	-------------	--------	--------	----------	----------	--------	--------	----------

## 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	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Unmitigated	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## 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	7,494.3271	7,494.3271	0.6326	0.0767	7,532.9890
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,494.3271	7,494.3271	0.6326	0.0767	7,532.9890
NaturalGas Mitigated	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	4,711.5362	4,711.5362	0.0903	0.0864	4,739.5345
NaturalGas Unmitigated	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	4,711.5362	4,711.5362	0.0903	0.0864	4,739.5345

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	2.62913e+07	0.1418	1.2115	0.5155	7.7300e-003		0.0980	0.0980		0.0980	0.0980	0.0000	1,403.0049	1,403.0049	0.0269	0.0257	1,411.3423

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

City Park	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
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+006	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+006	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+007	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.94687e+006	0.0105	0.0954	0.0802	5.7000e-004		7.2500e-003	7.2500e-003		7.2500e-003	7.2500e-003	0.0000	103.8924	103.8924	1.9900e-003	1.9000e-003	104.5098
Single Family Housing	2.02892e+007	0.1094	0.9349	0.3978	5.9700e-003		0.0756	0.0756		0.0756	0.0756	0.0000	1,082.7084	1,082.7084	0.0208	0.0199	1,089.1424
<b>Total</b>		<b>0.4761</b>	<b>4.1375</b>	<b>2.2385</b>	<b>0.0260</b>		<b>0.3289</b>	<b>0.3289</b>		<b>0.3289</b>	<b>0.3289</b>	<b>0.0000</b>	<b>4,711.5362</b>	<b>4,711.5362</b>	<b>0.0903</b>	<b>0.0864</b>	<b>4,739.5345</b>

**Mitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	2.62913e+007	0.1418	1.2115	0.5155	7.7300e-003		0.0980	0.0980		0.0980	0.0980	0.0000	1,403.0049	1,403.0049	0.0269	0.0257	1,411.3423
City Park	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
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Elementary School	1.65187e+06	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+06	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+07	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.94687e+06	0.0105	0.0954	0.0802	5.7000e-004		7.2500e-003	7.2500e-003		7.2500e-003	7.2500e-003	0.0000	103.8924	103.8924	1.9900e-003	1.9000e-003	104.5098
Single Family Housing	2.02892e+07	0.1094	0.9349	0.3978	5.9700e-003		0.0756	0.0756		0.0756	0.0756	0.0000	1,082.7084	1,082.7084	0.0208	0.0199	1,089.1424
<b>Total</b>		<b>0.4761</b>	<b>4.1375</b>	<b>2.2385</b>	<b>0.0260</b>		<b>0.3289</b>	<b>0.3289</b>		<b>0.3289</b>	<b>0.3289</b>	<b>0.0000</b>	<b>4,711.5362</b>	<b>4,711.5362</b>	<b>0.0903</b>	<b>0.0864</b>	<b>4,739.5345</b>

## 5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	8.51208e+06	1,509.5788	0.1274	0.0154	1,517.3664
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+06	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.08888e+007	1,931.0765	0.1630	0.0198	1,941.0386
Single Family Housing	6.63756e+006	1,177.1414	0.0994	0.0120	1,183.2141
<b>Total</b>		<b>7,494.3271</b>	<b>0.6325</b>	<b>0.0767</b>	<b>7,532.9890</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	8.51208e+006	1,509.5788	0.1274	0.0154	1,517.3664
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899



## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.08888e+007	1,931.0765	0.1630	0.0198	1,941.0386
Single Family Housing	6.63756e+006	1,177.1414	0.0994	0.0120	1,183.2141
<b>Total</b>		<b>7,494.3271</b>	<b>0.6325</b>	<b>0.0767</b>	<b>7,532.9890</b>

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

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive 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	28.1468	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Unmitigated	30.1262	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855

## RiverPark Specific Plan Amendment - Ventura County, Annual

## EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

## 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	2.0930					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	27.1291					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9042	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
<b>Total</b>	<b>30.1262</b>	<b>0.3476</b>	<b>30.1594</b>	<b>1.6000e-003</b>		<b>0.1676</b>	<b>0.1676</b>		<b>0.1676</b>	<b>0.1676</b>	<b>0.0000</b>	<b>49.4060</b>	<b>49.4060</b>	<b>0.0472</b>	<b>0.0000</b>	<b>50.5855</b>

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	2.0930					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	25.1496					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9042	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Total	28.1468	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
-------	---------	--------	---------	-------------	--	--------	--------	--	--------	--------	--------	---------	---------	--------	--------	---------

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

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1,501.2630	11.3310	0.2790	1,867.6837
Unmitigated	1,766.0342	14.1544	0.3476	2,223.4899

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
--	--------------------	-----------	-----	-----	------

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	Mgal	MT/yr			
Apartments Low Rise	137.931 / 86.9565	533.6031	4.5358	0.1111	680.1174
City Park	0 / 51.8294	102.1200	8.6200e-003	1.0400e-003	102.6468
Condo/Townhouse	71.7997 / 45.2651	277.7660	2.3611	0.0579	354.0337
Elementary School	4.08 / 10.4914	31.3873	0.1355	3.4500e-003	35.8017
General Light Industry	1.85 / 0	4.8590	0.0606	1.4700e-003	6.8122
General Office Building	74.8259 / 45.861	286.8884	2.4604	0.0603	366.3573
Government Office Building	3.77453 / 2.31342	14.4719	0.1241	3.0400e-003	18.4806
Hotel	8.11737 / 0.90193	23.0971	0.2662	6.4600e-003	31.6768
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	72.4674 / 44.4155	277.8456	2.3829	0.0584	354.8096
Single Family Housing	55.3158 / 34.873	213.9958	1.8191	0.0446	272.7537
<b>Total</b>		<b>1,766.0342</b>	<b>14.1544</b>	<b>0.3476</b>	<b>2,223.4899</b>

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	110.345 / 81.6522	450.6975	3.6307	0.0892	568.0318

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

City Park	0 / 48.6678	95.8907	8.0900e-003	9.8000e-004	96.3854
Condo/Townhouse	57.4398 / 42.5039	234.6097	1.8899	0.0464	295.6878
Elementary School	3.264 / 9.85144	27.9832	0.1086	2.7900e-003	31.5295
General Light Industry	1.48 / 0	3.8872	0.0485	1.1700e-003	5.4498
General Office Building	59.8607 / 43.0635	242.0709	1.9694	0.0483	305.7107
Government Office Building	3.01963 / 2.17231	12.2111	0.0993	2.4400e-003	15.4213
Hotel	6.49389 / 0.846912	18.7247	0.2130	5.1700e-003	25.5897
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	57.9739 / 41.7061	234.4407	1.9073	0.0468	296.0746
Single Family Housing	44.2526 / 32.7457	180.7474	1.4560	0.0358	227.8030
<b>Total</b>		<b>1,501.2629</b>	<b>11.3309</b>	<b>0.2790</b>	<b>1,867.6837</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	909.0707	53.7245	0.0000	2,252.1841

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Unmitigated	909.0707	53.7245	0.0000	2,252.1841
-------------	----------	---------	--------	------------

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	M1/yr			
Apartments Low Rise	973.82	197.6767	11.6824	0.0000	489.7356
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1027.25	208.5225	12.3233	0.0000	516.6056
Single Family Housing	1065.18	216.2219	12.7784	0.0000	535.6806
<b>Total</b>		<b>909.0707</b>	<b>53.7245</b>	<b>0.0000</b>	<b>2,252.1841</b>

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	M1/yr			
Apartments Low Rise	973.82	197.6767	11.6824	0.0000	489.7356
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1027.25	208.5225	12.3233	0.0000	516.6056
Single Family Housing	1065.18	216.2219	12.7784	0.0000	535.6806
<b>Total</b>		<b>909.0707</b>	<b>53.7245</b>	<b>0.0000</b>	<b>2,252.1841</b>

**9.0 Operational Offroad**

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

## RiverPark Specific Plan Amendment - Ventura County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****10.0 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

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

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---





---

## APPENDIX C

### Energy

Summary of Annual Energy Use During Operation		
Source	Units	Buildout
<b>Electricity</b>		
Proposed Buildings	kWh/yr	43,711,132
Water Conveyence	kWh/yr	7,192,907
<i>Total Electricity</i>	<i>kWh/yr</i>	<i>50,904,039</i>
<b>Natural Gas</b>		
Proposed Buildings	kBTU/yr	73,492,310
<i>Total</i>	<i>kBTU/yr</i>	<i>73,492,310</i>

Water by Land Use				
Land Use	Units	Indoor/Outdoor Use	Indoor Use	Outdoor Use
Buildout	Mgal	313.59592/279.88966	313.59592	279.88966

#### Water and Wastewater Electricity Intensity (kWh/gallon)

Supply Water	0.009727
Treat Water	0.000111
Distribute Water	0.001272
Wastewater Treatment	0.001911

Source: CalEEMod User's Guide, Appendix D, Table 9.2 Ventura County

Indoor Water Factor	0.013021 kWh/gallon (supply, treat, distribute, wastewater treatment)
Outdoor Water Factor	0.01111 kWh/gallon (supply, treat, and distribute)

#### Notes:

*Electricity and Natural Gas for the Proposed Project is total operational usage.  
Electricity, natural gas, and mobile usage was calculated from CalEEMod. Indoor water factor used for entire Project Site for conservative analysis.*

Summary of Annual Energy Use During Operation		
Source	Units	Buildout
<b>Electricity</b>		
Proposed Buildings	kWh/yr	42,258,362
Water Conveyence	kWh/yr	7,849,572
<i>Total Electricty</i>	<i>kWh/yr</i>	<i>50,107,934</i>
<b>Natural Gas</b>		
Proposed Buildings	kBTU/yr	88,290,820
<i>Total</i>	<i>kBTU/yr</i>	<i>88,290,820</i>

Water by Land Use				
Land Use	Units	Indoor/Outdoor Use	Indoor Use	Outdoor Use
Buildout	Mgal	344.1295/303.2099	344.1295	303.2099

#### Water and Wastewater Electricity Intensity (kWh/gallon)

Supply Water	0.009727
Treat Water	0.000111
Distribute Water	0.001272
Wastewater Treatment	0.001911

*Source: CalEEMod User's Guide, Appendix D, Table 9.2 Ventura County*

Indoor Water Factor	0.013021 kWh/gallon (supply, treat, distribute, wastewater treatment)
Outdoor Water Factor	0.01111 kWh/gallon (supply, treat, and distribute)

#### Notes:

*Electricity and Natural Gas for the Proposed Project is total operational usage.  
Electricity, natural gas, and mobile usage was calculated from CalEEMod. Indoor water factor used for entire Project Site for conservative analysis.*