

URBEMIS 2001 For Windows 6.2.1

File Name: C:\Program Files\URBEMIS 2001 For Windows\Projects2k\Montalvin Manor.urb
Project Name: Montalvin Manor
Project Location: San Francisco Bay Area

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Rows: TOTALS (lbs/day, unmitigated), TOTALS (lbs/day, mitigated).

AREA SOURCE EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Rows: TOTALS (lbs/day, unmitigated), TOTALS (lbs/day, mitigated).

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Rows: TOTALS (ppd, unmitigated), TOTALS (ppd, mitigated).

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File Name: C:\Program Files\URBEMIS 2001 For Windows\Projects2k\Montalvin Manor.urb
Project Name: Montalvin Manor
Project Location: San Francisco Bay Area

SUMMARY REPORT
(Pounds/Day - Winter)

CONSTRUCTION EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Rows: TOTALS (lbs/day, unmitigated), TOTALS (lbs/day, mitigated).

AREA SOURCE EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Rows: TOTALS (lbs/day, unmitigated), TOTALS (lbs/day, mitigated).

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

Table with 6 columns: ROG, NOx, CO, PM10, SO2. Row: TOTALS (ppd, unmitigated).

TOTALS (ppd, mitigated) 154.10 162.69 1,453.55 50.98 0.81

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File Name: C:\Program Files\URBEMIS 2001 For
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Project Name: Montalvin Manor
Project Location: San Francisco Bay Area

SUMMARY REPORT
(Tons/Year)

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	PM10	SO2
TOTALS (tpy, unmitigated)	5.83	0.18	0.27	0.03	0.00
TOTALS (tpy, mitigated)	5.83	0.18	0.27	0.03	0.00

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	PM10	SO2
TOTALS (tpy, unmitigated)	11.40	0.81	23.94	3.63	0.06
TOTALS (tpy, mitigated)	11.38	0.81	23.94	3.63	0.06

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	PM10	SO2
TOTALS (tpy, unmitigated)	24.04	22.61	241.12	9.30	0.16
TOTALS (tpy, mitigated)	24.04	22.61	241.12	9.30	0.16

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URBEMIS 2001 For Windows 6.2.1

File Name: C:\Program Files\URBEMIS 2001 For
Windows\Projects2k\Montalvin Manor.urb
Project Name: Montalvin Manor
Project Location: San Francisco Bay Area

DETAIL REPORT
(Pounds/Day - Winter)

Total Land Use Area to be Developed (Estimated): 14 acres
Retail/Office/Institutional Square Footage: 109000
Single Family Units: 0 Multi-family Units: 173

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.80	1.13	2.14	0.22	-
Stationary Equip	0.34	0.27	-	0.02	0.00

Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	494.70	-	-	-	-
Asphalt Offgassing	0.26	-	-	-	-
TOTALS (lbs/day, unmitigated)	496.10	1.40	2.14	0.23	0.00

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.80	1.13	2.14	0.22	-
Stationary Equip	0.34	0.27	-	0.02	0.00
Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	494.70	-	-	-	-
Asphalt Offgassing	0.26	-	-	-	-
TOTALS (lbs/day, mitigated)	496.10	1.40	2.14	0.23	0.00

Construction-Related Mitigation Measures

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AREA SOURCE EMISSION ESTIMATES (Winter Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.18	2.36	0.98	0.00	-
Wood Stoves	45.26	7.10	362.70	59.17	1.18
Fireplaces	193.78	2.20	213.75	29.28	0.34
Landscaping - No winter emissions					
Consumer Prdcts	8.46	-	-	-	-
TOTALS (lbs/day, unmitigated)	247.68	11.66	577.42	88.45	1.52

AREA SOURCE EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.18	2.36	0.98	0.00	-
Wood Stoves	45.26	7.10	362.70	59.17	1.18
Fireplaces	193.78	2.20	213.75	29.28	0.34
Landscaping - No winter emissions					
Consumer Prdcts	8.46	-	-	-	-
TOTALS (lbs/day, mitigated)	247.68	11.66	577.42	88.45	1.52

Area Source Mitigation Measures

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UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	27.17	33.36	292.65	10.71	0.17

Regnl shop. center < 5700	126.93	129.33	1,160.89	40.27	0.64
TOTAL EMISSIONS (lbs/day)	154.10	162.69	1,453.55	50.98	0.81

Includes correction for passby trips.
Includes a double counting reduction for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 40 Season: Winter

EMFAC Version: EMFAC2001 (10/2001)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Apartments low rise	7.36 trips / dwelling units	173.00	1,273.28
Regnl shop. center < 5700	66.10 trips / 1000 sq. ft.	109.00	7,204.90

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent	Type	Non-Catalyst	Catalyst
Diesel				
Light Auto	61.40		4.70	94.50
0.80				
Light Truck < 3,750 lbs	9.30		11.00	88.90
0.10				
Light Truck 3,751- 5,750	16.70		1.80	97.60
0.60				
Med Truck 5,751- 8,500	7.20		12.50	79.20
8.30				
Lite-Heavy 8,501-10,000	1.10		18.20	72.70
9.10				
Lite-Heavy 10,001-14,000	0.30		0.00	66.70
33.30				
Med-Heavy 14,001-33,000	1.10		9.10	27.30
63.60				
Heavy-Heavy 33,001-60,000	0.70		0.00	0.00
100.00				
Line Haul > 60,000 lbs	0.00		0.00	0.00
100.00				
Urban Bus	0.00		0.00	0.00
100.00				
Motorcycle	1.40		90.90	9.10
0.00				
School Bus	0.10		0.00	0.00
100.00				
Motor Home	0.70		0.00	100.00
0.00				

Travel Conditions

	Residential			Commercial	
	Home- Work	Home- Shop	Home- Other	Commute	Non-Work Customer

Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Regnl shop. center < 570000 sf				2.0	1.0	97.0

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MITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	27.17	33.36	292.65	10.71	0.17
Regnl shop. center < 5700	126.93	129.33	1,160.89	40.27	0.64
TOTAL EMISSIONS (lbs/day)	154.10	162.69	1,453.55	50.98	0.81

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 40 Season: Winter

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Summary of Land Uses:

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Apartments low rise	7.36 trips / dwelling units	173.00	1,273.28
Regnl shop. center < 5700	66.10 trips / 1000 sq. ft.	109.00	7,204.90

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst
Diesel			
Light Auto	61.40	4.70	94.50
0.80			
Light Truck < 3,750 lbs	9.30	11.00	88.90
0.10			
Light Truck 3,751- 5,750	16.70	1.80	97.60
0.60			
Med Truck 5,751- 8,500	7.20	12.50	79.20
8.30			
Lite-Heavy 8,501-10,000	1.10	18.20	72.70
9.10			
Lite-Heavy 10,001-14,000	0.30	0.00	66.70
33.30			
Med-Heavy 14,001-33,000	1.10	9.10	27.30
63.60			
Heavy-Heavy 33,001-60,000	0.70	0.00	0.00
100.00			

Line Haul > 60,000 lbs	0.00	0.00	0.00
100.00			
Urban Bus	0.00	0.00	0.00
100.00			
Motorcycle	1.40	90.90	9.10
0.00			
School Bus	0.10	0.00	0.00
100.00			
Motor Home	0.70	0.00	100.00
0.00			

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Regnl shop. center < 570000 sf				2.0	1.0	97.0

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ENVIRONMENTAL FACTORS APPLICABLE TO THE PROJECT

Pedestrian Environment

0.0	Side Walks/Paths: No Sidewalks
0.0	Street Trees Provide Shade: No Coverage
0.0	Pedestrian Circulation Access: No Destinations
0.0	Visually Interesting Uses: No Uses Within Walking Distance
0.0	Street System Enhances Safety: No Streets
0.0	Pedestrian Safety from Crime: No Degree of Safety
0.0	Visually Interesting Walking Routes: No Visual Interest
0.0	<- Pedestrian Environmental Credit
0.0	/19 = 0.0 <- Pedestrian Effectiveness Factor

Transit Service

0.0	Transit Service: Dial-A-Ride or No Transit Service
0.0	<- Transit Effectiveness Credit
0.0	<- Pedestrian Factor
0.0	<-Total
0.0	/110 = 0.0 <-Transit Effectiveness Factor

Bicycle Environment

0.0	Interconnected Bikeways: No Bikeway Coverage
0.0	Bike Routes Provide Paved Shoulders: No Routes

0.0 Safe Vehicle Speed Limits: No Routes Provided
 0.0 Safe School Routes: No Schools
 0.0 Uses w/in Cycling Distance: No Uses w/in Cycling Distance
 0.0 Bike Parking Ordinance: No Ordinance or Unenforceable

 0.0 <- Bike Environmental Credit
 0.0 /20 = 0.0 <- Bike Effectiveness Factor

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MITIGATION MEASURES SELECTED FOR THIS PROJECT
 (All mitigation measures are printed, even if
 the selected land uses do not constitute a mixed use.)

Transit Infrastructure Measures

% Trips Reduced	Measure
15.0	Credit for Existing or Planned Community Transit Service
15.0	<- Totals

Pedestrian Enhancing Infrastructure Measures (Residential)

% Trips Reduced	Measure
2.0	Credit for Surrounding Pedestrian Environment
2.0	<- Totals

Pedestrian Enhancing Infrastructure Measures (Non-Residential)

% Trips Reduced	Measure
2.0	Credit for Surrounding Pedestrian Environment
2.0	<- Totals

Bicycle Enhancing Infrastructure Measures (Residential)

% Trips Reduced	Measure
7.0	Credit for Surrounding Bicycle Environment
7.0	<- Totals

Bike Enhancing Infrastructure Measures (Non-Residential)

% Trips Reduced	Measure
5.0	Credit for Surrounding Area Bike Environment
5.0	<- Totals

Operational Measures (Applying to Commute Trips)

% Trips Reduced	Measure
0.0	<- Totals

Operational Measures (Applying to Employee Non-Commute Trips)

% Trips Reduced	Measure
0.0	<- Totals

Operational Measures (Applying to Customer Trips)

% Trips Reduced Measure
0.0 <- Totals

Measures Reducing VMT (Non-Residential)

VMT Reduced Measure
0.0 Park and Ride Lots
0.0 <- Totals

Measures Reducing VMT (Residential)

VMT Reduced Measure
0.0 <- Totals

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Total Percentage Trip Reduction with Environmental Factors and Mitigation Measures			
Travel Mode	Home-Work Trips	Home-Shop Trips	Home-Other Trips
Pedestrian	0.00	0.00	0.00
Transit	0.00	0.00	0.00
Bicycle	0.00	0.00	0.00
Totals	0.00	0.00	0.00

Travel Mode	Work Trips	Employee Trips	Customer Trips
Pedestrian	0.00	0.00	0.00
Transit	0.00	0.00	0.00
Bicycle	0.00	0.00	0.00
Other	0.00	0.00	0.00
Totals	0.00	0.00	0.00

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Changes made to the default values for Construction

Changes made to the default values for Area

Changes made to the default values for Operations

The double counting option switch changed from off to on.
The home based work selection item changed from 7 to 6.
The home based work urban trip length changed from 11.8 to 7.5.
The home based work rural trip length changed from 15 to 7.5.
The home based shopping selection item changed from 7 to 6.
The home based shopping urban trip length changed from 4.6 to 7.5.
The home based shopping rural trip length changed from 10 to 7.5.
The home based other selection item changed from 7 to 6.
The home based other urban trip length changed from 6.1 to 7.5.
The commercial based commute selection item changed from 7 to 6.

The commercial based commute urban trip length changed from 11.8 to 7.5.
 The commercial based non-work selection item changed from 7 to 6.
 The commercial based non-work urban trip length changed from 5.0 to 7.5.
 The commercial based customer selection item changed from 7 to 6.
 The commercial based customer urban trip length changed from 5.0 to 7.5.
 The double counting internal work trip limit changed from to 144.098.
 The double counting shopping trip limit changed from to 72.049.
 The double counting other trip limit changed from to 655.7392.
 The travel mode environment settings changed from both to: none

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DETAIL REPORT
 (Pounds/Day - Summer)

Total Land Use Area to be Developed (Estimated): 14 acres
 Retail/Office/Institutional Square Footage: 109000
 Single Family Units: 0 Multi-family Units: 173

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.80	1.13	2.14	0.22	-
Stationary Equip	0.34	0.27	-	0.02	0.00
Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	494.70	-	-	-	-
Asphalt Offgassing	0.26	-	-	-	-
TOTALS (lbs/day, unmitigated)	496.10	1.40	2.14	0.23	0.00

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.80	1.13	2.14	0.22	-
Stationary Equip	0.34	0.27	-	0.02	0.00
Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	494.70	-	-	-	-
Asphalt Offgassing	0.26	-	-	-	-
TOTALS (lbs/day, mitigated)	496.10	1.40	2.14	0.23	0.00

Construction-Related Mitigation Measures

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.18	2.36	0.98	0.00	-
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.20	0.01	1.37	0.00	0.00
Consumer Prdcts	8.46	-	-	-	-
TOTALS (lbs/day, unmitigated)	8.84	2.37	2.35	0.01	0.00

AREA SOURCE EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.18	2.36	0.98	0.00	-
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.20	0.01	1.37	0.00	0.00
Consumer Prdcts	8.46	-	-	-	-
TOTALS (lbs/day, mitigated)	8.84	2.37	2.35	0.01	0.00

Area Source Mitigation Measures

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	24.49	21.30	263.81	10.71	0.18
Regnl shop. center < 5700	96.06	83.18	991.19	40.27	0.69
TOTAL EMISSIONS (lbs/day)	120.55	104.48	1,255.00	50.98	0.88

Includes correction for passby trips.
 Includes a double counting reduction for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 85 Season: Summer

EMFAC Version: EMFAC2001 (10/2001)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Apartments low rise	7.36 trips / dwelling units	173.00	1,273.28
Regnl shop. center < 5700	66.10 trips / 1000 sq. ft.	109.00	7,204.90

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent	Type	Non-Catalyst	Catalyst
Diesel				
Light Auto	61.40		4.70	94.50
0.80				
Light Truck < 3,750 lbs	9.30		11.00	88.90
0.10				
Light Truck 3,751- 5,750	16.70		1.80	97.60
0.60				
Med Truck 5,751- 8,500	7.20		12.50	79.20
8.30				
Lite-Heavy 8,501-10,000	1.10		18.20	72.70
9.10				
Lite-Heavy 10,001-14,000	0.30		0.00	66.70
33.30				
Med-Heavy 14,001-33,000	1.10		9.10	27.30
63.60				
Heavy-Heavy 33,001-60,000	0.70		0.00	0.00
100.00				
Line Haul > 60,000 lbs	0.00		0.00	0.00
100.00				
Urban Bus	0.00		0.00	0.00
100.00				
Motorcycle	1.40		90.90	9.10
0.00				
School Bus	0.10		0.00	0.00
100.00				
Motor Home	0.70		0.00	100.00
0.00				

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Regnl shop. center < 570000 sf				2.0	1.0	97.0

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MITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	24.49	21.30	263.81	10.71	0.18
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Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst
Diesel			
Light Auto	61.40	4.70	94.50
0.80			
Light Truck < 3,750 lbs	9.30	11.00	88.90
0.10			
Light Truck 3,751- 5,750	16.70	1.80	97.60
0.60			
Med Truck 5,751- 8,500	7.20	12.50	79.20
8.30			
Lite-Heavy 8,501-10,000	1.10	18.20	72.70
9.10			
Lite-Heavy 10,001-14,000	0.30	0.00	66.70
33.30			
Med-Heavy 14,001-33,000	1.10	9.10	27.30
63.60			
Heavy-Heavy 33,001-60,000	0.70	0.00	0.00
100.00			
Line Haul > 60,000 lbs	0.00	0.00	0.00
100.00			
Urban Bus	0.00	0.00	0.00
100.00			
Motorcycle	1.40	90.90	9.10
0.00			
School Bus	0.10	0.00	0.00
100.00			
Motor Home	0.70	0.00	100.00
0.00			

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			

% of Trips - Commercial (by land use)

Regnl shop. center < 570000 sf	2.0	1.0	97.0
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ENVIRONMENTAL FACTORS APPLICABLE TO THE PROJECT

Pedestrian Environment

0.0 Side Walks/Paths: No Sidewalks
0.0 Street Trees Provide Shade: No Coverage
0.0 Pedestrian Circulation Access: No Destinations
0.0 Visually Interesting Uses: No Uses Within Walking Distance
0.0 Street System Enhances Safety: No Streets
0.0 Pedestrian Safety from Crime: No Degree of Safety
0.0 Visually Interesting Walking Routes: No Visual Interest

0.0 <- Pedestrian Environmental Credit
0.0 /19 = 0.0 <- Pedestrian Effectiveness Factor

Transit Service

0.0 Transit Service: Dial-A-Ride or No Transit Service

0.0 <- Transit Effectiveness Credit
0.0 <- Pedestrian Factor
0.0 <-Total
0.0 /110 = 0.0 <-Transit Effectiveness Factor

Bicycle Environment

0.0 Interconnected Bikeways: No Bikeway Coverage
0.0 Bike Routes Provide Paved Shoulders: No Routes
0.0 Safe Vehicle Speed Limits: No Routes Provided
0.0 Safe School Routes: No Schools
0.0 Uses w/in Cycling Distance: No Uses w/in Cycling Distance
0.0 Bike Parking Ordinance: No Ordinance or Unenforceable

0.0 <- Bike Environmental Credit
0.0 /20 = 0.0 <- Bike Effectiveness Factor

MITIGATION MEASURES SELECTED FOR THIS PROJECT

(All mitigation measures are printed, even if the selected land uses do not constitute a mixed use.)

Transit Infrastructure Measures

% Trips Reduced	Measure
15.0	Credit for Existing or Planned Community Transit Service

15.0 <- Totals

Pedestrian Enhancing Infrastructure Measures (Residential)

% Trips Reduced	Measure
2.0	Credit for Surrounding Pedestrian Environment
2.0	<- Totals

Pedestrian Enhancing Infrastructure Measures (Non-Residential)

% Trips Reduced	Measure
2.0	Credit for Surrounding Pedestrian Environment
2.0	<- Totals

Bicycle Enhancing Infrastructure Measures (Residential)

% Trips Reduced	Measure
7.0	Credit for Surrounding Bicycle Environment
7.0	<- Totals

Bike Enhancing Infrastructure Measures (Non-Residential)

% Trips Reduced	Measure
5.0	Credit for Surrounding Area Bike Environment
5.0	<- Totals

Operational Measures (Applying to Commute Trips)

% Trips Reduced	Measure
0.0	<- Totals

Operational Measures (Applying to Employee Non-Commute Trips)

% Trips Reduced	Measure
0.0	<- Totals

Operational Measures (Applying to Customer Trips)

% Trips Reduced	Measure
0.0	<- Totals

Measures Reducing VMT (Non-Residential)

VMT Reduced	Measure
0.0	Park and Ride Lots
0.0	<- Totals

Measures Reducing VMT (Residential)

VMT Reduced	Measure
0.0	<- Totals

Total Percentage Trip Reduction with Environmental Factors and Mitigation Measures			
Travel Mode	Home-Work Trips	Home-Shop Trips	Home-Other Trips
Pedestrian	0.00	0.00	0.00
Transit	0.00	0.00	0.00
Bicycle	0.00	0.00	0.00
Totals	0.00	0.00	0.00
Travel Mode	Work Trips	Employee Trips	Customer Trips
Pedestrian	0.00	0.00	0.00
Transit	0.00	0.00	0.00
Bicycle	0.00	0.00	0.00
Other	0.00	0.00	0.00
Totals	0.00	0.00	0.00

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Changes made to the default values for Construction

Changes made to the default values for Area

Changes made to the default values for Operations

The double counting option switch changed from off to on.
The home based work selection item changed from 7 to 6.
The home based work urban trip length changed from 11.8 to 7.5.
The home based work rural trip length changed from 15 to 7.5.
The home based shopping selection item changed from 7 to 6.
The home based shopping urban trip length changed from 4.6 to 7.5.
The home based shopping rural trip length changed from 10 to 7.5.
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The commercial based non-work urban trip length changed from 5.0 to 7.5.
The commercial based customer selection item changed from 7 to 6.
The commercial based customer urban trip length changed from 5.0 to 7.5.
The double counting internal work trip limit changed from to 144.098.
The double counting shopping trip limit changed from to 72.049.
The double counting other trip limit changed from to 655.7392.
The travel mode environment settings changed from both to: none

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URBEMIS 2001 For Windows 6.2.1

File Name: C:\Program Files\URBEMIS 2001 For
Windows\Projects2k\Montalvin Manor.urb
Project Name: Montalvin Manor
Project Location: San Francisco Bay Area

DETAIL REPORT
(Tons/Year)

Total Land Use Area to be Developed (Estimated): 14 acres
 Retail/Office/Institutional Square Footage: 109000
 Single Family Units: 0 Multi-family Units: 173

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.10	0.14	0.27	0.03	-
Stationary Equip	0.04	0.03	-	0.00	0.00
Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	5.69	-	-	-	-
Asphalt Offgassing	0.00	-	-	-	-
TOTALS (tpy, unmitigated)	5.83	0.18	0.27	0.03	0.00

CONSTRUCTION EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Demolition	-	-	-	0.00	-
Site Grading	0.00	0.00	-	0.00	0.00
Const. Worker Trips	0.10	0.14	0.27	0.03	-
Stationary Equip	0.04	0.03	-	0.00	0.00
Mobile Equip. - Gas	0.00	0.00	-	0.00	0.00
Mobile Equip. - Diesel	0.00	0.00	-	0.00	0.00
Architectural Coatings	5.69	-	-	-	-
Asphalt Offgassing	0.00	-	-	-	-
TOTALS (tpy, mitigated)	5.83	0.18	0.27	0.03	0.00

Construction-Related Mitigation Measures

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AREA SOURCE EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.03	0.43	0.18	0.00	-
Wood Stoves	1.86	0.29	14.87	2.43	0.05
Fireplaces	7.94	0.09	8.76	1.20	0.01
Landscaping	0.02	0.00	0.12	0.00	0.00
Consumer Prdcts	1.54	-	-	-	-
TOTALS (tpy, unmitigated)	11.40	0.81	23.94	3.63	0.06

AREA SOURCE EMISSION ESTIMATES

Source	ROG	NOx	CO	PM10	SO2
Natural Gas	0.03	0.43	0.18	0.00	-
Wood Stoves	1.86	0.29	14.87	2.43	0.05
Fireplaces	7.94	0.09	8.76	1.20	0.01
Landscaping	0.02	0.00	0.12	0.00	0.00
Consumer Prdcts	1.54	-	-	-	-
TOTALS (tpy, mitigated)	11.38	0.81	23.94	3.63	0.06

Area Source Mitigation Measures

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UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	4.63	4.62	49.90	1.95	0.03
Regnl shop. center < 5700	19.41	17.99	191.22	7.35	0.12
TOTAL EMISSIONS (tons/year)	24.04	22.61	241.12	9.30	0.16

Includes correction for passby trips.
Includes a double counting reduction for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 85 Season: Annual

EMFAC Version: EMFAC2001 (10/2001)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Apartments low rise	7.36 trips / dwelling units	173.00	1,273.28
Regnl shop. center < 5700	66.10 trips / 1000 sq. ft.	109.00	7,204.90

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst
Diesel			
Light Auto	61.40	4.70	94.50
0.80			
Light Truck < 3,750 lbs	9.30	11.00	88.90
0.10			
Light Truck 3,751- 5,750	16.70	1.80	97.60
0.60			
Med Truck 5,751- 8,500	7.20	12.50	79.20
8.30			
Lite-Heavy 8,501-10,000	1.10	18.20	72.70
9.10			
Lite-Heavy 10,001-14,000	0.30	0.00	66.70
33.30			
Med-Heavy 14,001-33,000	1.10	9.10	27.30
63.60			
Heavy-Heavy 33,001-60,000	0.70	0.00	0.00
100.00			
Line Haul > 60,000 lbs	0.00	0.00	0.00
100.00			

Urban Bus	0.00	0.00	0.00
100.00			
Motorcycle	1.40	90.90	9.10
0.00			
School Bus	0.10	0.00	0.00
100.00			
Motor Home	0.70	0.00	100.00
0.00			

Travel Conditions

	Residential			Commercial		
	Home- Work	Home- Shop	Home- Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Regnl shop. center < 570000 sf				2.0	1.0	97.0

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MITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	PM10	SO2
Apartments low rise	4.63	4.62	49.90	1.95	0.03
Regnl shop. center < 5700	19.41	17.99	191.22	7.35	0.12
TOTAL EMISSIONS (tons/year)	24.04	22.61	241.12	9.30	0.16

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2002 Temperature (F): 85 Season: Annual

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0.80			

Light Truck < 3,750 lbs	9.30	11.00	88.90
0.10			
Light Truck 3,751- 5,750	16.70	1.80	97.60
0.60			
Med Truck 5,751- 8,500	7.20	12.50	79.20
8.30			
Lite-Heavy 8,501-10,000	1.10	18.20	72.70
9.10			
Lite-Heavy 10,001-14,000	0.30	0.00	66.70
33.30			
Med-Heavy 14,001-33,000	1.10	9.10	27.30
63.60			
Heavy-Heavy 33,001-60,000	0.70	0.00	0.00
100.00			
Line Haul > 60,000 lbs	0.00	0.00	0.00
100.00			
Urban Bus	0.00	0.00	0.00
100.00			
Motorcycle	1.40	90.90	9.10
0.00			
School Bus	0.10	0.00	0.00
100.00			
Motor Home	0.70	0.00	100.00
0.00			

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	7.5	7.5	7.5	7.5	7.5	7.5
Rural Trip Length (miles)	7.5	7.5	10.0	15.0	10.0	10.0
Trip Speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Regnl shop. center < 570000 sf				2.0	1.0	97.0

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ENVIRONMENTAL FACTORS APPLICABLE TO THE PROJECT

Pedestrian Environment

0.0	Side Walks/Paths: No Sidewalks
0.0	Street Trees Provide Shade: No Coverage
0.0	Pedestrian Circulation Access: No Destinations
0.0	Visually Interesting Uses: No Uses Within Walking Distance
0.0	Street System Enhances Safety: No Streets
0.0	Pedestrian Safety from Crime: No Degree of Safety
0.0	Visually Interesting Walking Routes: No Visual Interest
0.0	<- Pedestrian Environmental Credit
0.0	/19 = 0.0 <- Pedestrian Effectiveness Factor

Transit Service

0.0 Transit Service: Dial-A-Ride or No Transit Service
0.0 <- Transit Effectiveness Credit
0.0 <- Pedestrian Factor
0.0 <-Total
0.0 /110 = 0.0 <-Transit Effectiveness Factor

Bicycle Environment

0.0 Interconnected Bikeways: No Bikeway Coverage
0.0 Bike Routes Provide Paved Shoulders: No Routes
0.0 Safe Vehicle Speed Limits: No Routes Provided
0.0 Safe School Routes: No Schools
0.0 Uses w/in Cycling Distance: No Uses w/in Cycling Distance
0.0 Bike Parking Ordinance: No Ordinance or Unenforceable

0.0 <- Bike Environmental Credit
0.0 /20 = 0.0 <- Bike Effectiveness Factor

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MITIGATION MEASURES SELECTED FOR THIS PROJECT

(All mitigation measures are printed, even if
the selected land uses do not constitute a mixed use.)

Transit Infrastructure Measures

% Trips Reduced Measure
15.0 Credit for Existing or Planned Community Transit Service
15.0 <- Totals

Pedestrian Enhancing Infrastructure Measures (Residential)

% Trips Reduced Measure
2.0 Credit for Surrounding Pedestrian Environment
2.0 <- Totals

Pedestrian Enhancing Infrastructure Measures (Non-Residential)

% Trips Reduced Measure
2.0 Credit for Surrounding Pedestrian Environment
2.0 <- Totals

Bicycle Enhancing Infrastructure Measures (Residential)

% Trips Reduced Measure
7.0 Credit for Surrounding Bicycle Environment
7.0 <- Totals

Bike Enhancing Infrastructure Measures (Non-Residential)

Changes made to the default values for Area

Changes made to the default values for Operations

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