

Comparison of Air and Traffic Impacts for Projects in Riverside County

July 15, 2009

Communities depend on a wide variety of public and private facilities to serve the needs of their families. Hospitals, business parks, retail shopping malls, residential developments, airports, city halls and other large scale facilities all come with varying amounts of traffic and air quality emissions.

Technical reports from the proposed Liberty Quarry were compared to environmental analysis from Environmental Impact Reports (EIR) for 6 recent Projects in SW Riverside County to give a relative comparison of traffic and air emissions between projects.

The 6 project EIR's included:

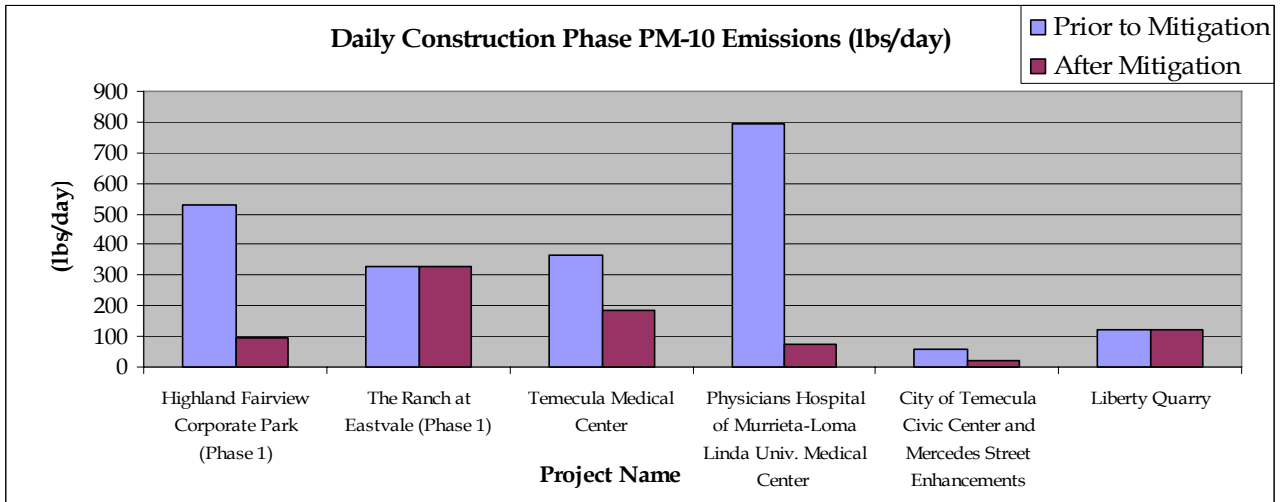
- Temecula Medical Center: City of Temecula (*Draft EIR 9-26-2005*)
 - Project Size: 35.31 acres
- Physicians Hospital of Murrieta, LLC –Loma Linda University Medical Center : City of Murrieta (*Draft SEIR 7-2008*)
 - Project Size: 41.8 acres
- Highland Fairview Corporate Park: City of Moreno Valley (*DEIR 12-19-2008*)
 - Project Size: 181.8 acres
- The Ranch at Eastvale: Riverside County (*FEIR 2-2009*)
 - Project Size: 119.9 acres
- City of Temecula Civic Center and Mercedes Street Enhancements: City of Temecula (*Notice of Proposed Mitigated Negative Declaration 5-16-06*)
 - Project Size: 6.75 acres
- Liberty Quarry: Riverside County (*Urban Crossroads traffic and Kleinfelder air emissions reports from 2008 and 2009*)
 - Project Size: 155 acres

Comparison of traffic and air emissions for each project show:

- All five comparison projects generate more PM10 (dust) prior to mitigation during construction than the proposed Liberty Quarry.
- PM-10 emissions from both The Temecula Medical Center and the Ranch at Eastvale will be greater, even following mitigation, than the proposed Liberty Quarry.
- Technical reports indicate that with mitigation, the daily onsite and offsite PM-10 emissions from several local projects will be higher than the proposed Liberty Quarry.
- All comparison projects generate more morning weekday peak hour traffic at build out than Liberty Quarry. Four of the five generate more afternoon weekday peak traffic volume as well.

Construction Phase Daily PM10 (Dust) Emissions Comparison:

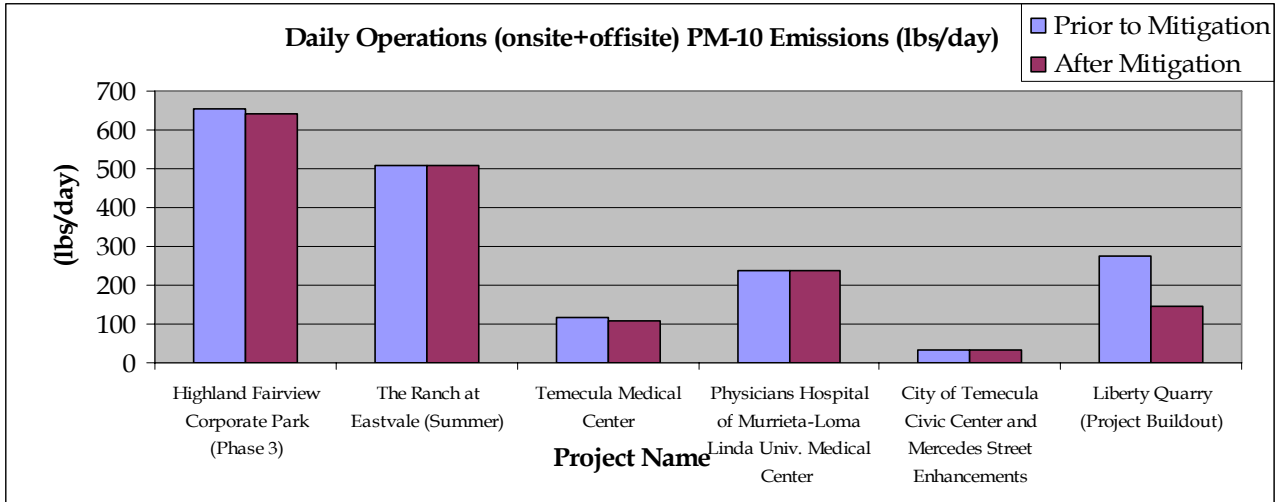
All five comparison projects generate more PM10 (dust) prior to mitigation during construction than the proposed Liberty Quarry. PM-10 emissions from both the Temecula Medical Center and the Ranch at Eastvale will be greater, even following mitigation, than the proposed Liberty Quarry.



Project Name	Location	Prior to Mitigation	After Mitigation
Highland Fairview Corporate Park (Phase 1)	City of Moreno Valley	529.8	92.8
The Ranch at Eastvale (Phase 1)	Eastvale, Uninc. Riverside County	329.61	329.61
Temecula Medical Center	City of Temecula	363	184
Physicians Hospital of Murrieta-Loma Linda Univ. Medical Center	City of Murrieta	792.3	76.1
City of Temecula Civic Center and Mercedes Street Enhancements	City of Temecula	60	23.56
Liberty Quarry	SW of Temecula Unic. Riverside County	124.1	124.1
SCAQMD Thresholds of Significance (lbs/day)		150 lbs/day	150 lbs/day

Project Build out Daily PM10 Emissions Comparison:

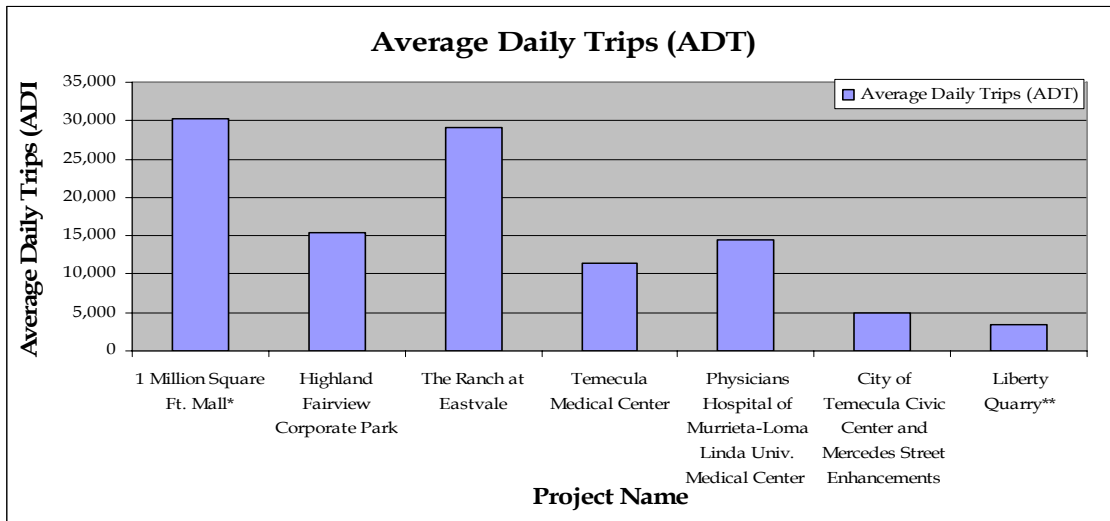
Technical reports indicate that with mitigation, the daily onsite and offsite PM-10 emissions from several local projects will be higher than the proposed Liberty Quarry.



Project Name	Location	Prior to Mitigation	After Mitigation
Highland Fairview Corporate Park (Phase 3)	City of Moreno Valley	655	641
The Ranch at Eastvale (Summer)	Eastvale, Uninc. Riverside County	507.74	507.74
Temecula Medical Center	City of Temecula	115.41	108.02
Physicians Hospital of Murrieta-Loma Linda Univ. Medical Center	City of Murrieta	239	239
City of Temecula Civic Center and Mercedes Street Enhancements	City of Temecula	33.79	33.58
Liberty Quarry (Project Buildout)	SW of Temecula Unic. Riverside County	276.6	146.6
SCAQMD Thresholds of Significance (lbs/day)		150 lbs/day	150 lbs/day

Average Daily Vehicle Trips at Project Build out:

All five comparison project generate more average daily trips than Liberty Quarry.



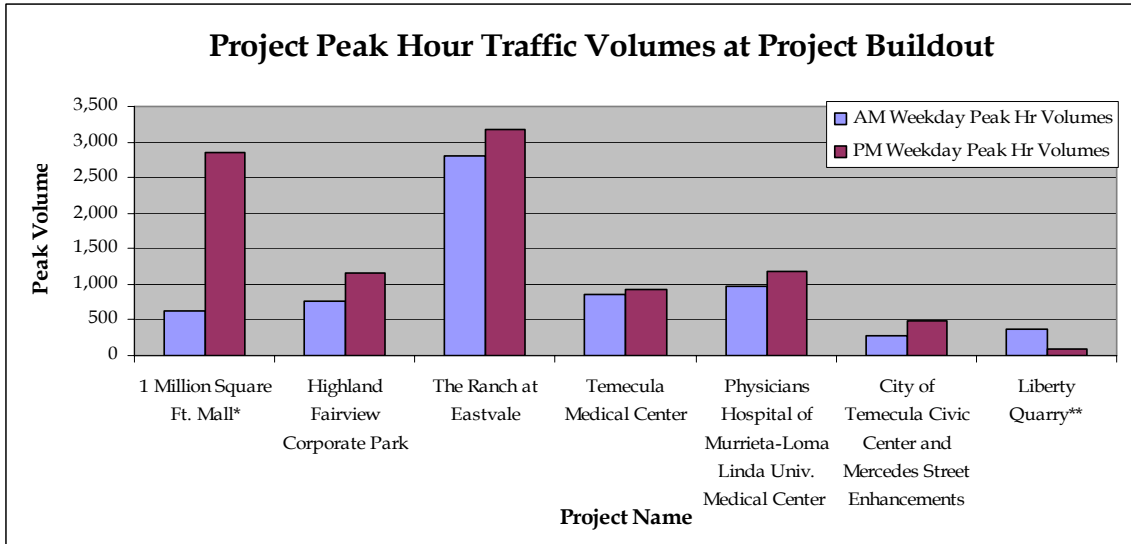
Trip Generation Average Daily Trips at Project Buildout		
Project Name	Location	Average Daily Trips (ADT)
1 Million Square Ft. Mall*	Average Location	30,330
Highland Fairview Corporate Park	City of Moreno Valley	15,339
The Ranch at Eastvale	Eastvale, Uninc. Riverside County	29,093
Temecula Medical Center	City of Temecula	11,458
Physicians Hospital of Murrieta-Loma Linda Univ. Medical Center	City of Murrieta	14,390
City of Temecula Civic Center and Mercedes Street Enhancements	City of Temecula	5,036
Liberty Quarry**	SW of Temecula Uninc. Riverside County	3,401

*Institute of Traffic Engineers Manual

**truck trips 1,282 *(2.5 PCE Factor)= 3,205 PCE + 196 passenger cars (employees) = 3,401

Peak Hour Traffic Volumes at Project Build out:

All comparison projects generate more morning weekday peak hour traffic at build out. Four of the five generate more afternoon weekday peak traffic volume as well.



Project Peak Hour Traffic Volumes at Project Buildout			
Project Name	Location	AM Weekday Peak Hr Volumes	PM Weekday Peak Hr Volumes
1 Million Square Ft. Mall*	Average Location	620	2,860
Highland Fairview Corporate Park	City of Moreno Valley	769	1,157
The Ranch at Eastvale	Eastvale, Uninc. Riverside County	2,808	3,165
Temecula Medical Center	City of Temecula	865	929
Physicians Hospital of Murrieta-Loma Linda Univ. Medical Center	City of Murrieta	985	1,173
City of Temecula Civic Center and Mercedes Street Enhancements	City of Temecula	283	485
Liberty Quarry**	SW of Temecula Uninc. Riverside County	373	85

*Institute of Traffic Engineers Manual

** 2.5 PCE Factor