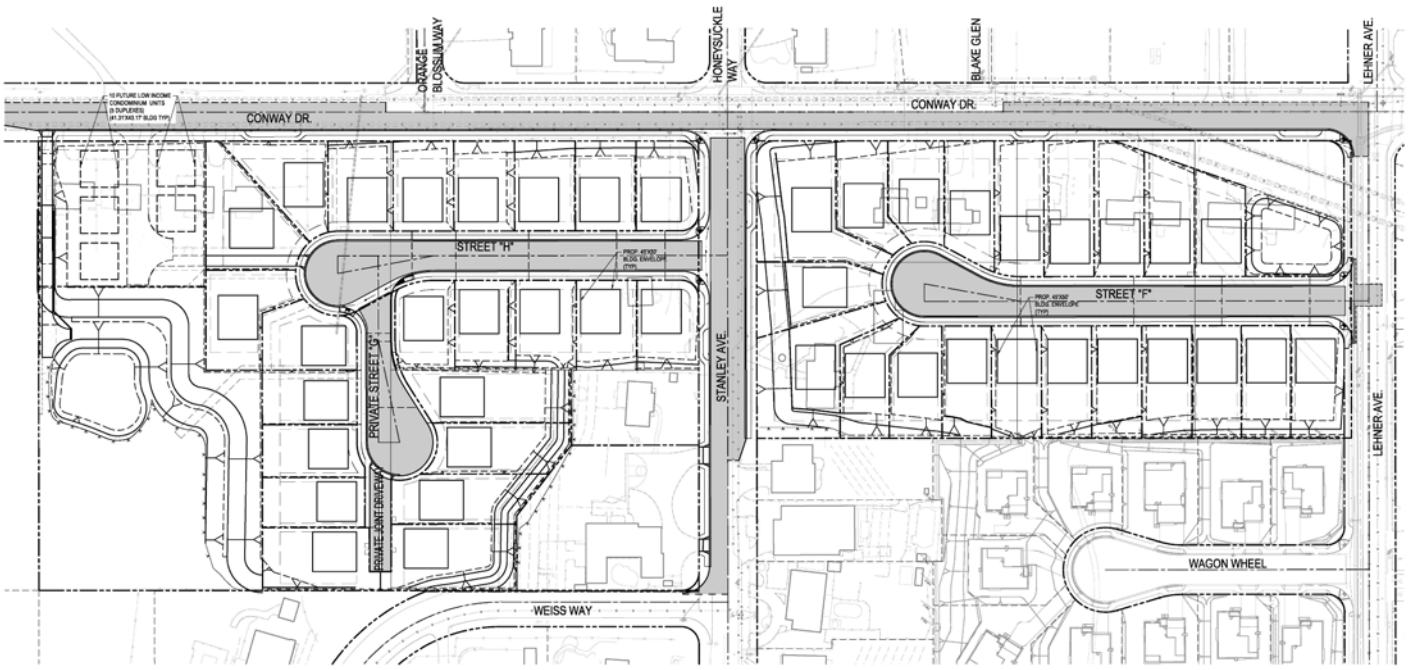
CONWAY DRIVE TENTATIVE SUBDIVISION MAP
AIR QUALITY IMPACT STUDY
City of Escondido, California



TYPICAL BUILDING FOOTPRINTS

CONWAY DRIVE TENTATIVE SUBDIVISION MAP
AIR QUALITY IMPACT STUDY
City of Escondido, California

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1.0 Introduction

This report contains the analyses of air quality emissions for the proposed Conway Drive Tentative Subdivision Map (hereinafter referred to as project). The analyses contained within this report were conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, Air Quality, March 19, 2007.

The purpose of this air quality and GHG study is to evaluate the criteria air pollutants emissions associated with the construction and operation of the project. The analysis will determine whether the emissions levels associated with the project will exceed the thresholds set by the City of Escondido, the County of San Diego, the San Diego Air Pollution Control District (SDAPCD), the California Air Resources Board (CARB), and the United States Environmental Protection Agency (EPA).

The study will also qualitatively address GHG emissions impacts based on the requirements of the City of Escondido Climate Action Plan (CAP).

1.1 Site Location

The proposed project is located on both the northwest and southwest corners of Conway Drive and Stanley Avenue in the City of Escondido. The project site is approximately 14.07 gross acres and currently consists of thirteen (13) existing homes.

The project location map is provided in Exhibit A.

1.2 Project Description

The proposed project consists of razing the 13 existing homes and constructing and operating 44 single-family homes and 10 affordable units in duplex design on approximately 14.07 acres. The site plan used for this analysis, provided by PASCO LARET SUITER & ASSOCIATES, is illustrated in Exhibit B.

Table 1 summarizes the proposed project land uses.

Table 1
Land Use Summary

Project Land Use	CalEEMod Land Use Category	Quantity[1]	Metric
Single-Family Homes & Affordable Duplex Units	Single Family Housing	54	Dwelling Units

The project is expected to require an import of approximately 55,000 cubic yards of earthwork material during the grading phase. The project is expected to be operational in the year 2025.

Construction of the project is estimated to begin in the year 2023 and last approximately 30 months. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating.

1.3 Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. The State CEQA Guidelines define sensitive receptors as schools, hospitals, resident care facilities, day-care centers, or other facilities that may house sensitive individuals. However, for the purposes of CEQA analysis, the County of San Diego's definition of sensitive receptors also includes residents, as described in the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements (Department of Planning and Land Use Department of Public Works, 2007, page 25).

The nearest sensitive land uses to the project site include the following:

- Existing residential homes located approximately 50 feet northeast of the centerline of Conway Drive

- Existing residential homes located approximately 30 feet southwest of the project site's southwest property line

For conservative localized analysis purposes, the analysis considers sensitive receptors to be located less than 25 meters (82 feet) from the project site.

1.4 Recommended Project Design Features

The following recommended project design features include standard dust control measures, construction best practices, and building code requirements that are intended to reduce air quality and GHG emissions. Project design features are typically included as part of the conditions of approval for the project and are not considered mitigation under CEQA.

Construction Design Features:

DF-1 The project must comply with SDAPCD Rule 55, Fugitive Dust Control requirements.

Airborne Dust Beyond the Property Line: No person shall engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

Track-Out/Carry-Out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall:

(i) be minimized by the use of any of the following or equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks: using secured tarps or cargo covering, watering, or treating of transported material; and

(ii) be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DF-2 The project will utilize low emission "clean diesel" equipment with new or modified Tier 4 engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology for all off-road diesel powered construction equipment.

Operational Design Features:

DF-3 The project will comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:

- Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

- Provide the necessary infrastructure to support electric vehicle charging.

DF-4 The project will provide GHG reduction measures through the implementation of the Escondido Climate Action Plan (CAP) Consistency Review Checklist. A copy of the CAP Checklist is provided in Appendix B.

2.0 Air Quality Setting

The Federal Clean Air Act (§ 7602) defines air pollution as any agent or combination of such agents, including any physical, chemical, biological, or radioactive substance which is emitted into or otherwise enters the ambient air. Household combustion devices, motor vehicles, industrial facilities and forest fires are common sources of air pollution. Air pollution can cause disease, allergies and even death. It affects soil, water, crops, vegetation, manmade materials, animals, wildlife, weather, visibility, and climate. It can also cause damage to and deterioration of property, present hazards to transportation, and negatively impact the economy.

This section provides background information on criteria air pollutants, the applicable federal, state and local regulations concerning air pollution, and the existing physical setting of the project within the context of local air quality.

2.1 Description of Air Pollutants[1].

The following section describes the air pollutants of concern related to the project. Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health. Table 2 below contains descriptions of criteria air pollutants, provided by the County of San Diego's Department of Planning and Land Use Department of Public Works.

[1] County of San Diego Department of Planning and Land Use Department of Public Works. County of San Diego Guidelines for Determining Significance and Report format and Content Requirements (March 19, 2007).

Table 2[1]

Criteria Pollutants & Pollutants of Concern, Sources, Recognized Health Effects and Controls

Pollutant	Sources	Health Effects	Typical Controls
Ozone (O_3)	Formed when reactive organic gases (ROG) and nitrogen oxides react in the presence of sunlight. ROG sources include any source that bums fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage.	Breathing difficulties, lung tissue damage, vegetation damage, damage to rubber and some plastics.	Reduce motor vehicle reactive organic gas (ROG) and nitrogen oxide (NOx) emissions through emission standards, reformulated fuels, inspections programs, and reduced vehicle use. Limit ROG emissions from commercial operations, gasoline refueling facilities, and comsumer products. Limit ROG and NOx emissions from industrial sources such as power plants and manufacturing facilities.
Respirable Particulate Matter (PM_{10})	Road dust, windblown dust, agriculture and construction, fireplaces. Also formed from other pollutants (NOx, SOx, organics). Incomplete combustion.	Increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling.	Control dust sources, industrial particulate emissions, woorburning stoves and fireplaces. Reduce secondary pollutants which react to form PM_{10}. Conserve energy.
Fine Particulate Matter ($PM_{2.5}$)	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning. Also formed from reaction of other pollutants (NOx, SOx, organics, and NH_3).	Increases respiratory disease, lung damage, cancer, and premature death, reduced visibility, surface soiling. Particles can aggravate heart diseases such as congestive heart failure and coronary artery disease.	Reduce combusion emissions from motor vehicles, equipment, industries, and agricultural and residential burning. Precursor controls, like those for ozone, reduce fine particle formation in the atmosphere.
Carbon Monoxide (CO)	Any source that burns fuel such as automobiles, trucks, heavy construction and farming equipment, residential heating.	Chest pain in heart patients, headaches, reduced mental alertness.	Control motor vehicle and industrial emissions. Use oxygenated gasoline during winter months. Conserve energy.
Nitrogen Dioxide (NO_2)	See Carbon Monoxide.	Lung irritation and damage. Reacts in the atmosphere to form ozone and acid rain.	Control motor vehicle and industrial emissions. Use oxygenated gasoline during winter months. Conserve energy.
Lead	Metal smelters, resource recovery, leaded gasoline, deterioration of lead paint.	Learning disabilities, brain and kidney damage.	Control metal smelters. No lead in gasoline or paint.
Sulfur Dioxide (SO_2)	Coal or oil burning power plants and industries, refineries, diesel engines.	Increases lung disease and breathing problems for asthmatics. Reacts in the atmosphere to form acid rain.	Reduce use of high sulfur fuels (e.g., use low sulfur reformulated diesel or natural gas). Conserve energy.

Table 2[1]

Criteria Pollutants & Pollutants of Concern, Sources, Recognized Health Effects and Controls

Pollutant	Sources	Health Effects	Typical Controls
Sulfates	Produced by reaction in the air of SO_2, (see SO_2 sources), a component of acid rain.	Breathing difficulties, aggravates asthma, reduced visibility.	See SO_2.
Hydrogen Sulfide	Geothermal power plants, petroleum production and refining, sewer gas.	Nuisance odor (rotten egg smell), headache and breathing difficulties (higher concentrations).	Control emissions from geothermal power plants, petroleum production and refining, sewers, and sewage treatment plants.
Visibility Reducing Particulates	See $PM_{2.5.}$	Reduced visibility (e.g. obscures mountains and other scenery), reduced airport safety.	See $PM_{2.5}$.
Vinyl Chloride	Exhaust gases from factories that manufacture or process vinyl chloride (construction, packaging, and transportation industries).	Central nervous system effects (e.g. dizziness, drowsiness, headaches), kidney irritation, liver damage, liver cancer.	Control emissions from plants that manufacture or process vinyl chloride, installation of monitoring systems.
Toxic Air Contaminant (TAC)	Combustion engines (stationary and mobile), diesel combustion, storage and use of TAC-containing substances (i.e. gasoline, lead smeltine, etc.)	Depends on TAC, but may include cancer, mutagenic and/or teratogenic effects, other acute or chronic health effects.	Toxic Best Available Control Technologies (T-BACT), limit emissions from known sources.

[1]Source: County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, Department of Planning and Land Use Department of Public Works, March 19, 2007

2.2 Federal and State Ambient Air Quality Standards

The Federal Clean Air Act, which was last amended in 1990, requires the EPA to set National Ambient Air Quality Standards (NAAQS) for criteria pollutants considered harmful to public health and the environment. The State of California has also established additional and more stringent California Ambient Air Quality Standards (CAAQS) in addition to the seven criteria pollutants designated by the federal government.

AAQS are designed to protect the health and welfare of the populace with a reasonable margin of safety. The standards are divided into two categories, primary standards, and secondary standards. Primary standards are implemented to provide protection for the "sensitive" populations such as those with asthma, or the children and elderly. Secondary standards are to provide protection against visible pollution as well as damage to the surrounding environment, including animals, crops, and buildings.
Table 3 shows the Federal and State Ambient Air Quality Standards.

Table 3
Federal and State Ambient Air Quality Standards (AAQS)[1]

Air Pollutant	Averaging Time [2]	Federal Standard (NAAQS)[2]	California Standard (CAAQS)[2]
Ozone	1 Hour	--	0.09 ppm
	8 Hour	0.070 ppm	0.070 ppm
Carbon Monoxide (CO)	1 Hour	35 ppm	20 ppm
	8 Hour	9 ppm	9 ppm
Nitrogen Dioxide (NO_2)	1 Hour	0.100 ppm	0.18 ppm
	Annual	0.053 ppm	0.030 ppm
Sulfur Dioxide (SO_2)	1 Hour	0.075 ppm	0.25 ppm
	3 Hour	0.5 ppm[3]	--
	24 Hour	--	0.04 ppm
Particulate Matter (PM_{10})	24 Hour	150 $\mu g/m^3$	50 $\mu g/m^3$
	Mean	--	20 $\mu g/m^3$
Particulate Matter (PM2.5)	24 Hour	35 $\mu g/m^3$	--
	Annual	12 $\mu g/m^3$	12 $\mu g/m^3$
Lead	30-day	--	1.5 $\mu g/m$
	Quarter	1.5 $\mu g/m$	--
	3-month average	0.15 $\mu g/m$	--
Visibility reducing particles	8 Hour	--	0.23/km extinction coefficient. (10-mile visibility standard)
Sulfates	24 Hour	--	25 $\mu g/m$
Vinyl chloride	24 Hour	--	0.01 ppm
Hydrogen sulfide	24 Hour	--	0.03 ppm

[1] Source: USEPA: https://www.epa.gov/criteria-air-pollutants/naaqs-table and
CARB: https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards

[2] ppm = parts per million of air, by volume; µg/m3 = micrograms per cubic meter; Annual = Annual Arithmetic Mean; 30-day = 30-day average; Quarter = Calendar quarter.

[3] Secondary standards

Several pollutants listed in Tables 2 and 3 are not addressed in this analysis. Lead is not included because the project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The project is not expected to generate or be exposed to vinyl chloride because the proposed project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the project vicinity. The proposed project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

2.3 Attainment Status

The Clean Air Act requires states to prepare a State Implementation Plan (SIP) to ensure air quality meets the NAAQS. The California Air Resources Board (CARB) provides designations of attainment for air basins where AAQS are either met or exceeded. If the AAQS are met, the area is designated as being in "attainment", if the air pollutant concentrations exceed the AAQS, then the area is designated as being "nonattainment". If there is inadequate or inconclusive data to make a definitive attainment designation, the area is considered "unclassified."

National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual $PM_{2.5}$ standard is met if the three-year average of the annual average $PM_{2.5}$ concentration is less than or equal to the standard.

When a state submits a request to the EPA to re-designate a nonattainment area to attainment, the Clean Air Act (CAA) section 175A(a) requires that the state (or states, if the area is a multi-state area) submit a maintenance plan ensuring the area can maintain the air quality standard for which the area is to be re-designated for at least 10 years following the effective date of re-designation.

Table 4 lists the attainment status for the criteria pollutants in the San Diego County Air Basin (SDCAB).

Table 4[1]
San Diego County Air Basin Attainment Status by Pollutant

Pollutant	Averaging Time	California Standards	Federal Standards
Ozone (O_3)	1 Hour	Non-attainment	No Federal Standard
	8 Hour		Basic Non-attainment
Respirable Particulate Matter (PM_{10})	Annual Arithmetic Mean	Non-attainment	No Federal Standard
	24 hour	Non-attainment	Unclassified
	Annual Arithmetic Mean	No State Standard	
Fine Particulate Matter ($PM_{2.5}$)	24 Hour	No State Standard	Attainment
	Annual Arithmetic Mean	Non-attainment	Attainment
Carbon Monoxide (CO)	8 Hour	Attainment	Maintenance Area
	1 Hour		
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	No State Standard	Attainment
	1 Hour	Attainment	No Federal Standard
Lead	30 Day Average	Attainment	No Federal Standard
	Calendar Quarter	No State Standard	Attainment
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	No State Standard	Attainment
	24 Hour	Attainment	Attainment
	1 Hour	Attainment	No Federal Standard
Sulfates	24 Hour	Attainment	No Federal Standard
Hydrogen Sulfide	1 Hour	Unclassified	No Federal Standard
Visibility Reducing Particulates	8 Hour (10 AM to 6 PM, PST)	Unclassified	No Federal Standard

[1] Source: County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements (March 19, 2007).

2.4 San Diego County Air Pollution Control District (SDAPCD)

The agency responsible for air pollution control for the SDCAB is the San Diego County Air Pollution Control District (SDAPCD). The SDAPCD is responsible for controlling emissions primarily from stationary sources and maintains ten (10) air quality monitoring stations throughout the San Diego County Air Basin. The SDAPCD is also responsible for developing, updating, and implementing a regional air quality strategy (RAQS) for the San Diego County Air Basin, which outlines the SDAPCD's programs for attaining the CAAQS and NAAQS for all criteria pollutants.

The latest version is the 2016 RAQS. The 2016 RAQS is a regional blueprint for achieving federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SDCAB still exceeds federal public health standards for ozone and state public health standards for particulate matter (PM).

2.5 Local Climate and Meteorology

The project is located in the County of San Diego. Climatological data from the nearest weather station to the project site is summarized in Table 5.

Table 5
Meteorological Summary[1]

Month	Temperature (˚F)			Mean Precipitation (inches)
	Max.	Min.	Mean	
January	64.9	37.1	51.0	3.24
February	66.3	39.7	53.0	3.11
March	68.8	42.4	55.6	2.68
April	72.2	46.0	59.1	1.32
May	76.1	50.5	63.3	0.47
June	82.0	54.0	68.0	0.09
July	88.2	58.0	73.1	0.03
August	88.2	58.6	73.4	0.13
September	85.7	55.1	70.4	0.23
October	79.0	48.7	63.9	0.70
November	72.9	41.2	57.1	1.54
December	66.5	37.4	52.0	2.67
Annual	**75.9**	**47.4**	**61.7**	**16.22**

[1]Source: Western Regional Climate Center 2016-2019. Averages derived from measurements recorded between 1893 to 1979 at Escondido, California (042862).

3.0 Modeling Parameters and Assumptions

The California Emissions Estimator Model Version 2020.4.0 (CalEEMod) was used to calculate criteria air pollutants and GHG emissions from the construction and operation of the project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from off-site energy generation, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies design features to reduce criteria pollutant and GHG emissions. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts.

3.1 Construction Assumptions

Construction of the project is estimated to begin in the year 2023 and last approximately 30 months. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating. The project is expected to be operational in the year 2025. For purposes of this analysis, construction phases are not expected to overlap.

The project is expected to require an import of approximately 55,000 cubic yards of earthwork material during the grading phase.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults.

The project will be required to comply with several standard fugitive dust control measures, per the San Diego County Grading Ordinance (SEC. 87.428). The following key inputs are utilized in CalEEMod for standard dust control measures:

- Utilize soil stabilizers - 30% PM_{10} and $PM_{2.5}$ reduction.
- Replace ground cover - 15% PM_{10} and $PM_{2.5}$ reduction.
- Water exposed areas 2x per day.

- Unpaved road moisture content – 25%.
- Unpaved road vehicle speed – 15 mph.

3.2 Operational Assumptions

Operational emissions occur over the life of the project and are considered "long-term" sources of emissions. Operational emissions include both direct and indirect sources. This section briefly describes the operational sources of emissions analyzed for the project.

3.2.1 Mobile Source Emissions

Mobile source emissions are the largest source of long-term air pollutants from the operation of the project. Mobile sources are direct sources of project emissions that are primarily attributed to tailpipe exhaust and road dust (tire, brake, clutch, and road surface wear) from motor vehicles traveling to and from the site.

Estimates of mobile source emissions require information on four parameters: trip generation, trip length, vehicle/fleet mix, and emission factors (quantity of emission for each mile traveled or time spent idling by each vehicle).

The trip generation rates, trip length and trip percentages for this project are based on the CalEEMod defaults.

The Emission Factors (EMFAC2017) 2017 model and off-model adjustments factors to account for the SAFE Vehicle Rule is used to estimate the mobile source emissions are embedded in the CalEEMod emissions model. No adjustments have been made to default emission factors.

The project's total vehicle miles traveled estimated by CalEEMod is shown in the Table 6 for this project.

Table 6
Operational Vehicle Miles Traveled[1]

Land Use	Annual Vehicle Miles Traveled (VMT)
Single Family Housing	1,541,864

[1] CalEEMod defaults.

Table 7 summarizes the vehicle mix used for the Single Family Housing land use for the project.

Table 7
Operational Vehicle Mix – Single Family Housing[1]

YUY	Vehicle Mix (%)
Light Duty Automobile (LDA)	56.19%
Light Duty Truck (LDTI)	6.24%
Light Duty Truck (LDT2)	17.70%
Medium Duty Truck (MDV)	11.76%
Light Heavy Truck (LHD1)	2.38%
Light Heavy Truck (LHD2)	0.63%
Medium Heavy Truck (MHD)	0.89%
Heavy Heavy Truck (HHD)	0.63%
Other Bus (OBUS)	0.07%
Urban Bus (UBUS)	0.04%
Motorcycle (MCY)	2.87%
School Bus (SBUS)	0.10%
Motor Home (MH)	0.48%
Total	**100.0%**

[1] CalEEMod Defaults

3.2.2 Energy Source Emissions

Energy usage includes both direct and indirect sources of emissions. Direct sources of emissions include on-site natural gas usage (non-hearth) for heating, while indirect emissions include electricity generated by offsite power plants. Natural gas use is measured in units of a thousand British Thermal Units (kBTU) per size metric for each land use subtype and electricity use is measured in kilowatt hours (kWh) per size metric for each land use subtype.

CalEEMod divides building electricity and natural gas use into uses that are subject to Title 24 standards and those that are not. Lighting electricity usage is also calculated as a separate category in CalEEMod. For electricity, Title 24 uses include the major building

envelope systems covered by Part 6 (California Energy Code) of Title 24, such as space heating, space cooling, water heating, and ventilation. Non-Title 24 uses include all other end uses, such as appliances, electronics, and other miscellaneous plug-in uses. Because some lighting is not considered as part of the building envelope energy budget, and since a separate mitigation measure is applicable to this end use, CalEEMod makes lighting a separate category.

For natural gas, uses are likewise categorized as Title 24 or Non-Title 24. Title 24 uses include building heating and hot water end uses. Non-Title 24 natural gas uses include cooking and appliances (including pool/spa heaters).

The baseline values are based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies.

Table 8
Energy Usage

Land Use	Electricity Usage[1] (KWhr/yr)[2]	Natural Gas Usage[1] (KBTU/yr)[2]
Single-Family Residential Homes	423,054	1,654,000
Total	**423,054**	**1,654,000**

[1] CalEEMod default estimates.

[2] KWhr/yr = Kilowatt Hours per Year
KBTU/yr = Thousand British Thermal Units per Year

3.2.3 Area Source Emissions

Area source emissions are direct sources of emissions that fall under four categories; hearths, consumer products, architectural coatings, and landscaping equipment.

Consumer products are various solvents used in non-industrial applications which emit ROGs during their product use. These typically include cleaning supplies, kitchen aerosols, cosmetics and toiletries.

3.2.4 Other Sources of Operational Emissions

Water. Greenhouse gas emissions are generated from the upstream energy required to supply and treat the water used on the project site. Indirect emissions from water usage are counted as part of the project's overall impact. The estimated water usage for the project is reported in Table 9 and recommendations to reduce water usage are discussed in Section 6.0.

Waste. CalEEMod calculates the indirect GHG emissions associated with waste that is disposed of at a landfill. The program uses annual waste disposal rates from the California Department of Resources Recycling and Recovery (CalRecycle) data for individual land uses. The program quantifies the GHG emissions associated with the decomposition of the waste which generates methane based on the total amount of degradable organic carbon.

The estimated waste generation by the project is reported in Table 9.

Table 9
Operational Water Usage and Waste Generation[1]

Land Use	Water Usage (gallons/year)			Waste Generation (tons/year)[1]
	Indoor	Outdoor	Total	
Single-Family Residential Homes	3,518,320	2,218,070	5,736,390	63.14
Total	**3,518,320**	**2,218,070**	**5,736,390**	**63.14**

[1] CalEEMod default unmitigated estimates.

4.0 Significance Thresholds

4.1 Air Quality Significance Thresholds

The San Diego County Air Pollution Control District (SDAPCD) has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per SDAPCD Rules 20.2 and 20.3. By complying with the thresholds of significance, the project would be in compliance with the San Diego County guidelines and the federal and state air quality standards.

Table 10 lists the SDAPCD's Screening-Level Thresholds (SLTs) for the six air pollutants analyzed in this report. The SDAPCD does not currently have screening levels for volatile organic compounds (VOCs) or $PM_{2.5}$. For the purposes of this report, screening levels specified by the South Coast Air Quality Management District (SCQAMD) for VOCs and $PM_{2.5}$ are used, as recommended by the SDAPCD for evaluation of projects in San Diego County. Lead is not included as part of this analysis as the project is not expected to emit lead in any significant measurable quantity.

The SDAPCD does not currently provide quantitative thresholds for determining significance of construction-related impacts. However, the SDAPCD recommends using the daily stationary SLTs for comparative purposes for construction emissions.

Table 10

Screening-Level Thresholds for Air Quality Impact Analysis

Pollutant	Lbs per Hour	Lbs per Day	Tons per Year
NO_X	25	250	40
VOC	--	75	13.7
PM_{10}	--	100	15
$PM_{2.5}$	--	55	10
SO_X	25	250	40
CO	100	550	100

5.0 Air Quality Impact Analysis

5.1 Guidelines for Determining Significance

Emissions from short-term construction and long-term operational activities are the primary result of land-use development. In order to determine whether a project's emissions are significant, each question listed under State CEQA Guidelines Appendix G must be addressed. Per SDAPCD Guidelines, an affirmative response to or confirmation of the following guidelines constitutes a significant impact to air quality, unless scientific evidence to the contrary is provided:

- The project will conflict with or obstruct the implementation of the San Diego Regional Air Quality Strategy (RAQS) and/or applicable portions of the State Implementation Plan (SIP).

- Would the project result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- The project will result in a cumulatively considerable net increase in any criteria pollutant for which the San Diego Air Basin is non-attainment under an applicable Federal or State Ambient Air Quality Standard (including emissions which exceed the SLTs for ozone precursors).

- The project will expose sensitive receptors to substantial pollutant concentrations.

- The project which is not an agricultural, commercial or an industrial activity subject to SDAPCD standards, as a result of implementation will either generate objectionable odors or place sensitive receptors next to existing objectionable odors, which will affect a considerable number of persons or the public.

5.2 Short-Term Air Quality Impacts - Construction

5.2.1 Daily Emissions - Construction

The SDAPCD does not currently provide quantitative thresholds of significance for construction-related impacts. However, in accordance with SDAPCD recommendations, this report analyzes daily construction emissions in comparison with SDAPCD daily SLTs. Table

11 below provides the maximum daily emissions expected to result from the project-related construction.

Table 11
Daily Construction Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Demolition	2.32	21.95	20.12	0.04	1.45	1.02
Site Preparation	2.71	27.56	18.68	0.04	8.93	5.07
Grading	3.38	34.55	28.53	0.06	5.11	2.75
Building Construction	1.64	14.69	16.79	0.03	0.90	0.71
Paving	0.95	8.60	14.89	0.02	0.54	0.42
Architectural Coating	63.54	1.15	1.89	0.00	0.08	0.06
Maximum[1]	**63.54**	**34.55**	**28.53**	**0.06**	**8.93**	**5.07**
SDAPCD Threshold	75	250	550	250	100	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Table 11 shows that the project's daily construction emissions will be below the applicable SDAPCD air quality standards and thresholds of significance. Unmitigated CalEEMod daily emissions outputs are provided in Appendix A.

Furthermore, by complying with SDAPCD standards, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). **The project's short-term construction impact on regional air resources is less than significant.**

5.2.2 Fugitive Dust - Construction

The project is required to comply with SDAPCD Rule 55 regarding the reduction of short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities,

cut-and-fill grading operations, and exposure of soils to the air and wind. Compliance with the standard dust control measures is considered to be part of the conditions of approval for the project and built into the design features.

To ensure full compliance with the applicable dust control standards, the following project design is recommended for the project:

DF-1 The project must comply with SDAPCD Rule 55, Fugitive Dust Control requirements.

Airborne Dust Beyond the Property Line: No person shall engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60 minute period.

Track-Out/Carry-Out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall:

(iii) be minimized by the use of any of the following or equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks: using secured tarps or cargo covering, watering, or treating of transported material; and

(iv) be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances

The project's short-term construction impact on fugitive dust is less than significant.

5.2.3 Odors - Construction

Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with SDAPCD Rule 51 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project.

The project's short-term construction impact on odor emissions is less than significant.

5.2.4 Asbestos - Construction

Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the Environmental Protection Agency (EPA). Asbestos fibers embedded within construction materials become a health hazard once they are disturbed and rendered airborne, such as through physical contact during building renovation and demolition activities. Asbestos is regulated through the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and the SDAPCD is the local enforcement authority for asbestos.

Asbestos also occurs naturally in serpentine and ultramafic rock. Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos has not been shown to occur within the vicinity of the project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small.

The project is expected to require the demolition of thirteen (13) existing homes on the project site. As such, the project will be required to comply with SDAPCD Rule 1206, which is applicable to owners and operators of any renovation or demolition operation.

In the event asbestos is found on the site, the project will be required to comply with APCD and NESHAP standards and protocols. By following the required asbestos abatement protocols, the project impact from asbestos would be less than significant.

The project's short-term construction impact on asbestos is less than significant.

5.2.5 Diesel Particulate Matter - Construction

The project will generate diesel particulate matter (DPM) during construction from off-road diesel equipment and trucks. The California Office of Environmental Health Hazard Assessment (OEHHA) adopted the Guidance Manual for Preparation of Health Risk Assessments (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.[2]

The HRA Guidelines provide risk factors based on exposure to toxic substances over a 30-year life span. The proposed project's construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions and short-term risk factors have not been developed. Due to the significantly reduced risk from short-term exposure, the SDAPCD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations from a project such as the one being proposed.

Additionally, the project is expected to use Tier 4 engines on all off-road diesel equipment. Tier 4 engines, along with the latest national fuel standards, have been shown to yield PM reductions of over 95% from the typical Tier 2 and Tier 3 engines.[3] Thus ensuring the potential DPM exposure to adjacent sensitive receptors is reduced to the maximum extent feasible.

It is recommended that the following project design feature be included as a condition of approval of the project.

DF-2 The project will utilize low emission "clean diesel" equipment with new or modified Tier 4 engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology for all off-road diesel powered construction equipment.

The project's short-term construction impact on DPM emissions is less than significant.

[2] OEHHA. Air Toxics Hot Spots Program. Risk Assessment Guidelines. Guidance for Preparation of Health Risk Assessments. February 2015.
[3] EPA. Control of Emissions of Air Pollution from Nonroad Diesel Engines and Fuel; Final Rule. (40 CFR Parts 9, 69, et al.)

5.3 Long-Term Air Quality Impacts - Operation

5.3.1 Emissions - Operation

The SDAPCD provides screening-level thresholds for daily emissions. Long-term operational air pollutant impacts from the project are shown in Table 12. The project is not expected to exceed any of the allowable daily emissions thresholds for criteria pollutants at the regional level. CalEEMod daily emissions outputs are provided in Appendix A.

Table 12 below provides the project's maximum daily operational emissions.

Table 12
Daily Operational Emissions

Maximum Daily Emissions (lbs/day)[1,2]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	1.50	1.61	13.77	0.03	3.27	0.89
Energy Sources	0.03	0.29	0.13	0.00	0.02	0.02
Area Sources	3.15	0.95	4.83	0.01	0.10	0.10
Stationary Source	0.00	0.00	0.00	0.00	0.00	0.00
Total	**4.68**	**2.86**	**18.73**	**0.04**	**3.39**	**1.01**
SDAPCD Threshold	75	250	550	250	100	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.
[2] Daily emissions reports are provided in Appendix A.

As shown in the table above, the project's daily operational emissions will be below the applicable SDAPCD screening-level thresholds, and the project will not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SDAPCD standards, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).

The project-related long-term air quality impacts are less than significant.

5.3.2 Odors - Operation

Land uses that commonly receive odor complaints include agricultural uses (i.e. livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed project does not contain land uses that would typically be associated with significant odor emissions.

The project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SDAPCD Rule 51. Rule 51 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project-related odors are not expected to meet the criteria of being a nuisance.

The project-related long-term odor impacts are less than significant.

5.3.3 Toxic Air Contaminants - Operation

The project would consist of 54 single-family homes. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations, such as a large high-cube warehouse or other industrial type uses that would require an air permit to operate.

The project-related long-term air quality impacts from toxic air contaminants are less than significant.

6.0 Greenhouse Gas Impact Analysis

6.1 Project Consistency with Riverside County CAP

The City of Escondido is the lead agency under CEQA for the proposed project, and therefore, GHG thresholds of significance are based on the adopted Escondido Climate Action Plan (CAP). The City adopted the updated CAP on March 10, 2021 in an effort to reduce community-wide GHG emissions. The purpose of the CAP is to adopt a plan that is consistent with and complementary to the GHG emissions reduction efforts being conducted by the State of California through the Global Warming Solutions Act (AB 32).

The implementation mechanism for the CAP is the Climate Action Plan Consistency Review Checklist. The Checklist allows new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. By demonstrating consistency with the CAP through the Checklist, **the project's greenhouse gas-related impacts are considered to be less than significant.**

A copy of the Climate Action Plan Consistency Review Checklist is provided in Appendix B.

Exhibits

Exhibit A

Location Map

Legend:

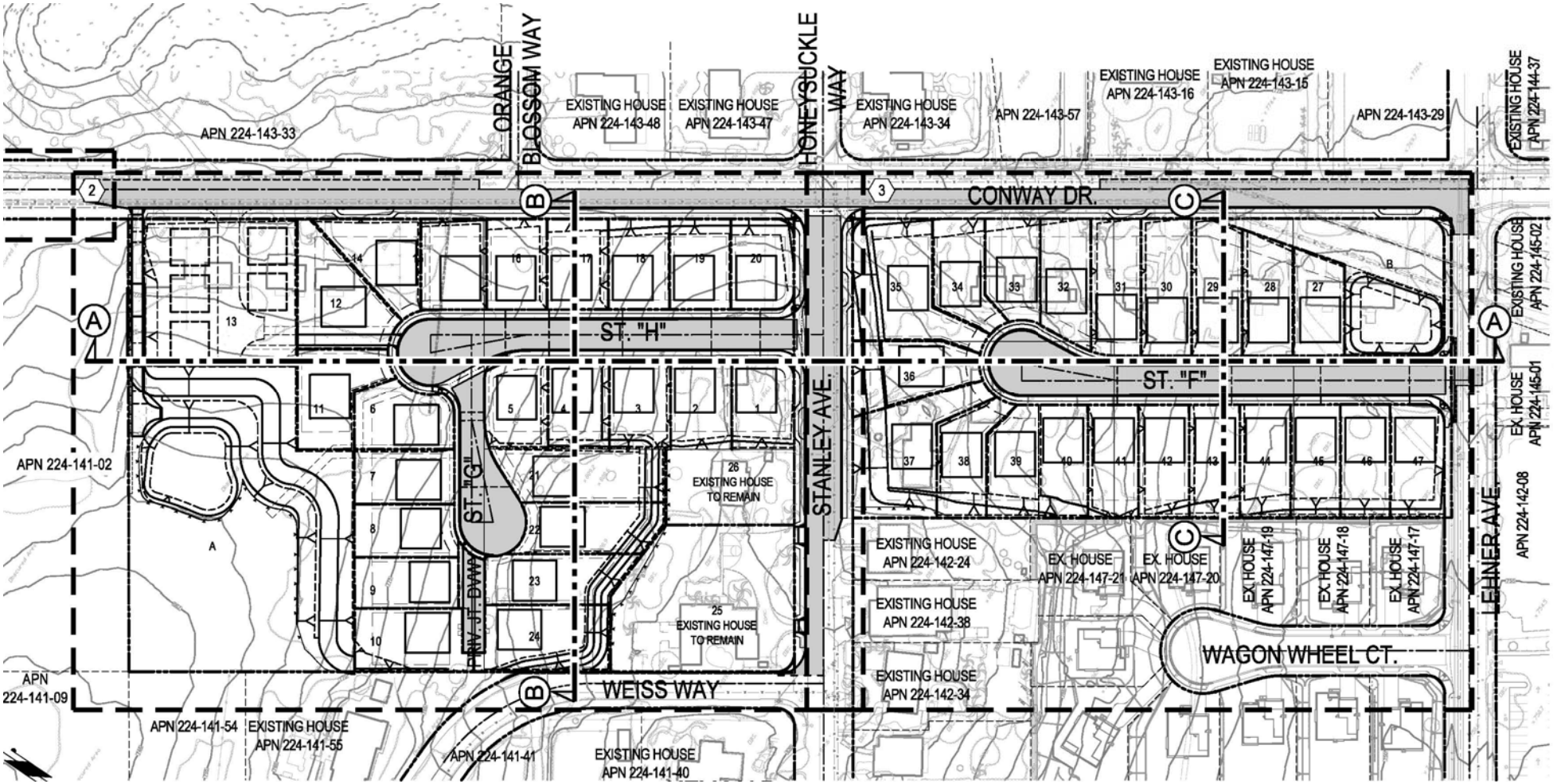
= Project Site Boundary

= Project Site

N

Exhibit B

Site Plan



Appendices

Appendix A

Unmitigated Emissions Calculations Output
(CalEEMod)

Conway Subdivision - San Diego Air Basin, Summer

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

Conway Subdivision

San Diego Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	54.00	Dwelling Unit	14.07	97,200.00	154

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2025
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Land use estimates based on subdivision map

Demolition - Project will demolish 13 existing homes estimated at 1,800 SF per home.

Grading -

Vehicle Trips - Trip generation rates based on SANDAG rates

Woodstoves - Assume all gas fireplaces

Construction Off-road Equipment Mitigation - Standard dust control measures have been applied per the APCD Rule 55.

Construction Phase - Phase lengths adjusted proportionally to CalEEMod defaults to reflect 30 month construction period.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	25
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

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

tblConstructionPhase	NumDays	20.00	48.00
tblConstructionPhase	NumDays	300.00	481.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	30.00	50.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	10.00	15.00
tblFireplaces	NumberGas	29.70	54.00
tblFireplaces	NumberWood	18.90	0.00
tblLandUse	LotAcreage	17.53	14.07
tblVehicleTrips	ST_TR	9.54	10.00
tblVehicleTrips	SU_TR	8.55	10.00
tblVehicleTrips	WD_TR	9.44	10.00
tblWoodstoves	NumberCatalytic	2.70	0.00
tblWoodstoves	NumberNoncatalytic	2.70	0.00

2.0 Emissions Summary

Conway Subdivision - San Diego Air Basin, Summer

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

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					
2023	3.3764	34.5496	28.5324	0.0635	19.8049	1.4254	21.0717	10.1417	1.3113	11.3071	0.0000	6,160.0484	6,160.0484	1.9482	0.0365	6,209.8437
2024	1.5273	13.7283	16.6846	0.0295	0.1967	0.6157	0.8124	0.0531	0.5791	0.6322	0.0000	2,823.6047	2,823.6047	0.6119	0.0221	2,845.4925
2025	64.4867	12.7489	16.7879	0.0294	0.1967	0.5299	0.7266	0.0531	0.4985	0.5516	0.0000	2,818.5211	2,818.5211	0.7322	0.0216	2,840.1494
Maximum	**64.4867**	**34.5496**	**28.5324**	**0.0635**	**19.8049**	**1.4254**	**21.0717**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,160.0484**	**6,160.0484**	**1.9482**	**0.0365**	**6,209.8437**

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					
2023	3.3764	34.5496	28.5324	0.0635	7.6667	1.4254	8.9335	3.9034	1.3113	5.0689	0.0000	6,160.0484	6,160.0484	1.9482	0.0365	6,209.8437
2024	1.5273	13.7283	16.6846	0.0295	0.1967	0.6157	0.8124	0.0531	0.5791	0.6322	0.0000	2,823.6047	2,823.6047	0.6119	0.0221	2,845.4925
2025	64.4867	12.7489	16.7879	0.0294	0.1967	0.5299	0.7266	0.0531	0.4985	0.5516	0.0000	2,818.5211	2,818.5211	0.7322	0.0216	2,840.1494
Maximum	**64.4867**	**34.5496**	**28.5324**	**0.0635**	**7.6667**	**1.4254**	**8.9335**	**3.9034**	**1.3113**	**5.0689**	**0.0000**	**6,160.0484**	**6,160.0484**	**1.9482**	**0.0365**	**6,209.8437**

Conway Subdivision - San Diego Air Basin, 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.10	0.00	53.68	60.87	0.00	49.94	0.00	0.00	0.00	0.00	0.00	0.00

Conway Subdivision - San Diego Air Basin, Summer

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

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	lb/day										lb/day					
Area	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Energy	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Mobile	1.4973	1.4905	13.4248	0.0298	3.2457	0.0224	3.2681	0.8646	0.0209	0.8854		3,115.3557	3,115.3557	0.2015	0.1273	3,158.3290
Total	**4.6834**	**2.7318**	**18.3820**	**0.0377**	**3.2457**	**0.1433**	**3.3890**	**0.8646**	**0.1418**	**1.0064**	**0.0000**	**4,642.5393**	**4,642.5393**	**0.2383**	**0.1552**	**4,694.7322**

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	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Energy	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Mobile	1.4973	1.4905	13.4248	0.0298	3.2457	0.0224	3.2681	0.8646	0.0209	0.8854		3,115.3557	3,115.3557	0.2015	0.1273	3,158.3290
Total	**4.6834**	**2.7318**	**18.3820**	**0.0377**	**3.2457**	**0.1433**	**3.3890**	**0.8646**	**0.1418**	**1.0064**	**0.0000**	**4,642.5393**	**4,642.5393**	**0.2383**	**0.1552**	**4,694.7322**

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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/14/2023	4/27/2023	5	33	
2	Site Preparation	Site Preparation	4/28/2023	5/18/2023	5	15	
3	Grading	Grading	5/19/2023	7/27/2023	5	50	
4	Building Construction	Building Construction	7/28/2023	5/30/2025	5	481	
5	Paving	Paving	6/1/2025	7/16/2025	5	33	
6	Architectural Coating	Architectural Coating	7/14/2025	9/17/2025	5	48	

Acres of Grading (Site Preparation Phase): 22.5

Acres of Grading (Grading Phase): 150

Acres of Paving: 0

Residential Indoor: 196,830; Residential Outdoor: 65,610; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

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

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
Demolition	6	15.00	0.00	106.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
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	19.00	6.00	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	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					0.7067	0.0000	0.7067	0.1070	0.0000	0.1070			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.7067**	**0.9975**	**1.7042**	**0.1070**	**0.9280**	**1.0350**		**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

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

3.2 Demolition - 2023

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	7.2700e-003	0.4202	0.1154	1.9200e-003	0.0562	3.5700e-003	0.0598	0.0154	3.4100e-003	0.0188		212.4103	212.4103	0.0107	0.0338	222.7440
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	0.0410	0.0255	0.3610	1.0900e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		111.4280	111.4280	2.9800e-003	2.7400e-003	112.3201
Total	**0.0483**	**0.4457**	**0.4764**	**3.0100e-003**	**0.1794**	**4.2300e-003**	**0.1836**	**0.0481**	**4.0200e-003**	**0.0521**		**323.8383**	**323.8383**	**0.0137**	**0.0365**	**335.0641**

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					0.2703	0.0000	0.2703	0.0409	0.0000	0.0409			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.2703**	**0.9975**	**1.2678**	**0.0409**	**0.9280**	**0.9689**	**0.0000**	**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

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

3.2 Demolition - 2023

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	7.2700e-003	0.4202	0.1154	1.9200e-003	0.0562	3.5700e-003	0.0598	0.0154	3.4100e-003	0.0188		212.4103	212.4103	0.0107	0.0338	222.7440
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	0.0410	0.0255	0.3610	1.0900e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		111.4280	111.4280	2.9800e-003	2.7400e-003	112.3201
Total	**0.0483**	**0.4457**	**0.4764**	**3.0100e-003**	**0.1794**	**4.2300e-003**	**0.1836**	**0.0481**	**4.0200e-003**	**0.0521**		**323.8383**	**323.8383**	**0.0137**	**0.0365**	**335.0641**

3.3 Site Preparation - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Conway Subdivision - San Diego Air Basin, Summer

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

3.3 Site Preparation - 2023

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	0.0492	0.0306	0.4332	1.3100e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		133.7136	133.7136	3.5800e-003	3.2900e-003	134.7841
Total	**0.0492**	**0.0306**	**0.4332**	**1.3100e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**133.7136**	**133.7136**	**3.5800e-003**	**3.2900e-003**	**134.7841**

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					7.5188	0.0000	7.5188	3.8642	0.0000	3.8642			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**7.5188**	**1.2660**	**8.7848**	**3.8642**	**1.1647**	**5.0289**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Conway Subdivision - San Diego Air Basin, Summer

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

3.3 Site Preparation - 2023

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	0.0492	0.0306	0.4332	1.3100e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		133.7136	133.7136	3.5800e-003	3.2900e-003	134.7841
Total	**0.0492**	**0.0306**	**0.4332**	**1.3100e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**133.7136**	**133.7136**	**3.5800e-003**	**3.2900e-003**	**134.7841**

3.4 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
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
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Conway Subdivision - San Diego Air Basin, Summer

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

3.4 Grading - 2023

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	0.0547	0.0340	0.4813	1.4500e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		148.5707	148.5707	3.9800e-003	3.6600e-003	149.7602
Total	**0.0547**	**0.0340**	**0.4813**	**1.4500e-003**	**0.1643**	**8.8000e-004**	**0.1652**	**0.0436**	**8.1000e-004**	**0.0444**		**148.5707**	**148.5707**	**3.9800e-003**	**3.6600e-003**	**149.7602**

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					3.5204	0.0000	3.5204	1.3976	0.0000	1.3976			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
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5204**	**1.4245**	**4.9449**	**1.3976**	**1.3105**	**2.7081**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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

3.4 Grading - 2023

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	0.0547	0.0340	0.4813	1.4500e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		148.5707	148.5707	3.9800e-003	3.6600e-003	149.7602
Total	**0.0547**	**0.0340**	**0.4813**	**1.4500e-003**	**0.1643**	**8.8000e-004**	**0.1652**	**0.0436**	**8.1000e-004**	**0.0444**		**148.5707**	**148.5707**	**3.9800e-003**	**3.6600e-003**	**149.7602**

3.5 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
Total	**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**

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

3.5 Building Construction - 2023

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	7.1700e-003	0.2572	0.0927	1.2300e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5000e-003	0.0132		132.6282	132.6282	4.0200e-003	0.0192	138.4513
Worker	0.0520	0.0323	0.4572	1.3800e-003	0.1561	8.4000e-004	0.1569	0.0414	7.7000e-004	0.0422		141.1422	141.1422	3.7800e-003	3.4700e-003	142.2721
Total	**0.0591**	**0.2895**	**0.5499**	**2.6100e-003**	**0.1967**	**2.4100e-003**	**0.1991**	**0.0531**	**2.2700e-003**	**0.0554**		**273.7703**	**273.7703**	**7.8000e-003**	**0.0227**	**280.7235**

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
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**

Conway Subdivision - San Diego Air Basin, Summer

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

3.5 Building Construction - 2023

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	7.1700e-003	0.2572	0.0927	1.2300e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5000e-003	0.0132		132.6282	132.6282	4.0200e-003	0.0192	138.4513
Worker	0.0520	0.0323	0.4572	1.3800e-003	0.1561	8.4000e-004	0.1569	0.0414	7.7000e-004	0.0422		141.1422	141.1422	3.7800e-003	3.4700e-003	142.2721
Total	**0.0591**	**0.2895**	**0.5499**	**2.6100e-003**	**0.1967**	**2.4100e-003**	**0.1991**	**0.0531**	**2.2700e-003**	**0.0554**		**273.7703**	**273.7703**	**7.8000e-003**	**0.0227**	**280.7235**

3.5 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**

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

3.5 Building Construction - 2024

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	6.9000e-003	0.2555	0.0905	1.2100e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5100e-003	0.0132		130.3158	130.3158	4.1100e-003	0.0189	136.0412
Worker	0.0488	0.0290	0.4273	1.3300e-003	0.1561	8.0000e-004	0.1569	0.0414	7.4000e-004	0.0421		137.5900	137.5900	3.4400e-003	3.2500e-003	138.6437
Total	**0.0557**	**0.2845**	**0.5178**	**2.5400e-003**	**0.1967**	**2.3700e-003**	**0.1991**	**0.0531**	**2.2500e-003**	**0.0553**		**267.9058**	**267.9058**	**7.5500e-003**	**0.0221**	**274.6848**

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
Total	**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**

Conway Subdivision - San Diego Air Basin, Summer

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

3.5 Building Construction - 2024

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	6.9000e-003	0.2555	0.0905	1.2100e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5100e-003	0.0132		130.3158	130.3158	4.1100e-003	0.0189	136.0412
Worker	0.0488	0.0290	0.4273	1.3300e-003	0.1561	8.0000e-004	0.1569	0.0414	7.4000e-004	0.0421		137.5900	137.5900	3.4400e-003	3.2500e-003	138.6437
Total	**0.0557**	**0.2845**	**0.5178**	**2.5400e-003**	**0.1967**	**2.3700e-003**	**0.1991**	**0.0531**	**2.2500e-003**	**0.0553**		**267.9058**	**267.9058**	**7.5500e-003**	**0.0221**	**274.6848**

3.5 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
Total	**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**

Conway Subdivision - San Diego Air Basin, Summer

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

3.5 Building Construction - 2025

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	6.6900e-003	0.2529	0.0890	1.1800e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5000e-003	0.0132		127.8299	127.8299	4.2200e-003	0.0185	133.4478
Worker	0.0460	0.0263	0.4008	1.2900e-003	0.1561	7.7000e-004	0.1569	0.0414	7.1000e-004	0.0421		134.2168	134.2168	3.1300e-003	3.0500e-003	135.2035
Total	**0.0527**	**0.2792**	**0.4898**	**2.4700e-003**	**0.1967**	**2.3400e-003**	**0.1991**	**0.0531**	**2.2100e-003**	**0.0553**		**262.0467**	**262.0467**	**7.3500e-003**	**0.0216**	**268.6513**

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**

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

3.5 Building Construction - 2025

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	6.6900e-003	0.2529	0.0890	1.1800e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5000e-003	0.0132		127.8299	127.8299	4.2200e-003	0.0185	133.4478
Worker	0.0460	0.0263	0.4008	1.2900e-003	0.1561	7.7000e-004	0.1569	0.0414	7.1000e-004	0.0421		134.2168	134.2168	3.1300e-003	3.0500e-003	135.2035
Total	**0.0527**	**0.2792**	**0.4898**	**2.4700e-003**	**0.1967**	**2.3400e-003**	**0.1991**	**0.0531**	**2.2100e-003**	**0.0553**		**262.0467**	**262.0467**	**7.3500e-003**	**0.0216**	**268.6513**

3.6 Paving - 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	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
Total	**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**

Conway Subdivision - San Diego Air Basin, Summer

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

3.6 Paving - 2025

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	0.0363	0.0208	0.3164	1.0200e-003	0.1232	6.0000e-004	0.1238	0.0327	5.6000e-004	0.0332		105.9606	105.9606	2.4700e-003	2.4100e-003	106.7396
Total	**0.0363**	**0.0208**	**0.3164**	**1.0200e-003**	**0.1232**	**6.0000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0332**		**105.9606**	**105.9606**	**2.4700e-003**	**2.4100e-003**	**106.7396**

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
Total	**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**

Conway Subdivision - San Diego Air Basin, Summer

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

3.6 Paving - 2025

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	0.0363	0.0208	0.3164	1.0200e-003	0.1232	6.0000e-004	0.1238	0.0327	5.6000e-004	0.0332		105.9606	105.9606	2.4700e-003	2.4100e-003	106.7396
Total	**0.0363**	**0.0208**	**0.3164**	**1.0200e-003**	**0.1232**	**6.0000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0332**		**105.9606**	**105.9606**	**2.4700e-003**	**2.4100e-003**	**106.7396**

3.7 Architectural Coating - 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					
Archit. Coating	63.3547					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
Total	**63.5255**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Conway Subdivision - San Diego Air Basin, Summer

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

3.7 Architectural Coating - 2025

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	9.6800e-003	5.5300e-003	0.0844	2.7000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8600e-003		28.2562	28.2562	6.6000e-004	6.4000e-004	28.4639
Total	**9.6800e-003**	**5.5300e-003**	**0.0844**	**2.7000e-004**	**0.0329**	**1.6000e-004**	**0.0330**	**8.7200e-003**	**1.5000e-004**	**8.8600e-003**		**28.2562**	**28.2562**	**6.6000e-004**	**6.4000e-004**	**28.4639**

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	63.3547					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
Total	**63.5255**	**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**

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

3.7 Architectural Coating - 2025

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	9.6800e-003	5.5300e-003	0.0844	2.7000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8600e-003		28.2562	28.2562	6.6000e-004	6.4000e-004	28.4639
Total	**9.6800e-003**	**5.5300e-003**	**0.0844**	**2.7000e-004**	**0.0329**	**1.6000e-004**	**0.0330**	**8.7200e-003**	**1.5000e-004**	**8.8600e-003**		**28.2562**	**28.2562**	**6.6000e-004**	**6.4000e-004**	**28.4639**

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

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	1.4973	1.4905	13.4248	0.0298	3.2457	0.0224	3.2681	0.8646	0.0209	0.8854		3,115.3557	3,115.3557	0.2015	0.1273	3,158.3290
Unmitigated	1.4973	1.4905	13.4248	0.0298	3.2457	0.0224	3.2681	0.8646	0.0209	0.8854		3,115.3557	3,115.3557	0.2015	0.1273	3,158.3290

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	540.00	540.00	540.00	1,541,864	1,541,864
Total	540.00	540.00	540.00	1,541,864	1,541,864

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751

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	lb/day										lb/day					
NaturalGas Mitigated	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
NaturalGas Unmitigated	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646

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					
Single Family Housing	3192.88	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Total		**0.0344**	**0.2943**	**0.1252**	**1.8800e-003**		**0.0238**	**0.0238**		**0.0238**	**0.0238**		**375.6324**	**375.6324**	**7.2000e-003**	**6.8900e-003**	**377.8646**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Single Family Housing	3.19288	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Total		**0.0344**	**0.2943**	**0.1252**	**1.8800e-003**		**0.0238**	**0.0238**		**0.0238**	**0.0238**		**375.6324**	**375.6324**	**7.2000e-003**	**6.8900e-003**	**377.8646**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Unmitigated	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387

Conway Subdivision - San Diego Air Basin, Summer

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	lb/day										lb/day					
Architectural Coating	0.8332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1336	0.0513	4.4509	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0218	8.0218	7.6800e-003		8.2139
Total	**3.1517**	**0.9470**	**4.8320**	**5.9600e-003**		**0.0971**	**0.0971**		**0.0971**	**0.0971**	**0.0000**	**1,151.5512**	**1,151.5512**	**0.0296**	**0.0210**	**1,158.5387**

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

6.2 Area by SubCategory

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	0.8332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1336	0.0513	4.4509	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0218	8.0218	7.6800e-003		8.2139
Total	**3.1517**	**0.9470**	**4.8320**	**5.9600e-003**		**0.0971**	**0.0971**		**0.0971**	**0.0971**	**0.0000**	**1,151.5512**	**1,151.5512**	**0.0296**	**0.0210**	**1,158.5387**

7.0 Water Detail

7.1 Mitigation Measures Water

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

Conway Subdivision - San Diego Air Basin, Winter

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

Conway Subdivision

San Diego Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	54.00	Dwelling Unit	14.07	97,200.00	154

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2025
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Land use estimates based on subdivision map

Demolition - Project will demolish 13 existing homes estimated at 1,800 SF per home.

Grading -

Vehicle Trips - Trip generation rates based on SANDAG rates

Woodstoves - Assume all gas fireplaces

Construction Off-road Equipment Mitigation - Standard dust control measures have been applied per the APCD Rule 55.

Construction Phase - Phase lengths adjusted proportionally to CalEEMod defaults to reflect 30 month construction period.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	25
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

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

tblConstructionPhase	NumDays	20.00	48.00
tblConstructionPhase	NumDays	300.00	481.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	30.00	50.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	10.00	15.00
tblFireplaces	NumberGas	29.70	54.00
tblFireplaces	NumberWood	18.90	0.00
tblLandUse	LotAcreage	17.53	14.07
tblVehicleTrips	ST_TR	9.54	10.00
tblVehicleTrips	SU_TR	8.55	10.00
tblVehicleTrips	WD_TR	9.44	10.00
tblWoodstoves	NumberCatalytic	2.70	0.00
tblWoodstoves	NumberNoncatalytic	2.70	0.00

2.0 Emissions Summary

Conway Subdivision - San Diego Air Basin, Winter

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

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					
2023	3.3810	34.5538	28.5085	0.0635	19.8049	1.4254	21.0717	10.1417	1.3113	11.3071	0.0000	6,151.8818	6,151.8818	1.9485	0.0368	6,201.7724
2024	1.5313	13.7426	16.6669	0.0294	0.1967	0.6157	0.8124	0.0531	0.5792	0.6323	0.0000	2,816.2491	2,816.2491	0.6121	0.0224	2,838.2339
2025	64.4908	12.7629	16.7693	0.0294	0.1967	0.5299	0.7266	0.0531	0.4985	0.5516	0.0000	2,811.3653	2,811.3653	0.7324	0.0218	2,833.0850
Maximum	**64.4908**	**34.5538**	**28.5085**	**0.0635**	**19.8049**	**1.4254**	**21.0717**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,151.8818**	**6,151.8818**	**1.9485**	**0.0368**	**6,201.7724**

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					
2023	3.3810	34.5538	28.5085	0.0635	7.6667	1.4254	8.9335	3.9034	1.3113	5.0689	0.0000	6,151.8818	6,151.8818	1.9485	0.0368	6,201.7724
2024	1.5313	13.7426	16.6669	0.0294	0.1967	0.6157	0.8124	0.0531	0.5792	0.6323	0.0000	2,816.2491	2,816.2491	0.6121	0.0224	2,838.2339
2025	64.4908	12.7629	16.7693	0.0294	0.1967	0.5299	0.7266	0.0531	0.4985	0.5516	0.0000	2,811.3653	2,811.3653	0.7324	0.0218	2,833.0850
Maximum	**64.4908**	**34.5538**	**28.5085**	**0.0635**	**7.6667**	**1.4254**	**8.9335**	**3.9034**	**1.3113**	**5.0689**	**0.0000**	**6,151.8818**	**6,151.8818**	**1.9485**	**0.0368**	**6,201.7724**

Conway Subdivision - San Diego Air Basin, 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.10	0.00	53.68	60.87	0.00	49.94	0.00	0.00	0.00	0.00	0.00	0.00

Conway Subdivision - San Diego Air Basin, Winter

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

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	lb/day										lb/day					
Area	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Energy	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Mobile	1.4620	1.6146	13.7749	0.0285	3.2457	0.0224	3.2681	0.8646	0.0209	0.8855		2,979.9788	2,979.9788	0.2128	0.1340	3,025.2328
Total	**4.6481**	**2.8559**	**18.7321**	**0.0364**	**3.2457**	**0.1433**	**3.3890**	**0.8646**	**0.1418**	**1.0064**	**0.0000**	**4,507.1624**	**4,507.1624**	**0.2496**	**0.1619**	**4,561.6360**

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	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Energy	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Mobile	1.4620	1.6146	13.7749	0.0285	3.2457	0.0224	3.2681	0.8646	0.0209	0.8855		2,979.9788	2,979.9788	0.2128	0.1340	3,025.2328
Total	**4.6481**	**2.8559**	**18.7321**	**0.0364**	**3.2457**	**0.1433**	**3.3890**	**0.8646**	**0.1418**	**1.0064**	**0.0000**	**4,507.1624**	**4,507.1624**	**0.2496**	**0.1619**	**4,561.6360**

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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/14/2023	4/27/2023	5	33	
2	Site Preparation	Site Preparation	4/28/2023	5/18/2023	5	15	
3	Grading	Grading	5/19/2023	7/27/2023	5	50	
4	Building Construction	Building Construction	7/28/2023	5/30/2025	5	481	
5	Paving	Paving	6/1/2025	7/16/2025	5	33	
6	Architectural Coating	Architectural Coating	7/14/2025	9/17/2025	5	48	

Acres of Grading (Site Preparation Phase): 22.5

Acres of Grading (Grading Phase): 150

Acres of Paving: 0

Residential Indoor: 196,830; Residential Outdoor: 65,610; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

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

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
Demolition	6	15.00	0.00	106.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
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	19.00	6.00	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	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					0.7067	0.0000	0.7067	0.1070	0.0000	0.1070			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.7067**	**0.9975**	**1.7042**	**0.1070**	**0.9280**	**1.0350**		**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Conway Subdivision - San Diego Air Basin, Winter

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

3.2 Demolition - 2023

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	6.8400e-003	0.4371	0.1169	1.9200e-003	0.0562	3.5700e-003	0.0598	0.0154	3.4200e-003	0.0188		212.6167	212.6167	0.0107	0.0338	222.9599
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	0.0445	0.0287	0.3430	1.0300e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		105.3031	105.3031	3.1800e-003	2.9700e-003	106.2666
Total	**0.0513**	**0.4658**	**0.4599**	**2.9500e-003**	**0.1794**	**4.2300e-003**	**0.1836**	**0.0481**	**4.0300e-003**	**0.0521**		**317.9198**	**317.9198**	**0.0139**	**0.0368**	**329.2266**

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					0.2703	0.0000	0.2703	0.0409	0.0000	0.0409			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.2703**	**0.9975**	**1.2678**	**0.0409**	**0.9280**	**0.9689**	**0.0000**	**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Conway Subdivision - San Diego Air Basin, Winter

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

3.2 Demolition - 2023

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	6.8400e-003	0.4371	0.1169	1.9200e-003	0.0562	3.5700e-003	0.0598	0.0154	3.4200e-003	0.0188		212.6167	212.6167	0.0107	0.0338	222.9599
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	0.0445	0.0287	0.3430	1.0300e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		105.3031	105.3031	3.1800e-003	2.9700e-003	106.2666
Total	**0.0513**	**0.4658**	**0.4599**	**2.9500e-003**	**0.1794**	**4.2300e-003**	**0.1836**	**0.0481**	**4.0300e-003**	**0.0521**		**317.9198**	**317.9198**	**0.0139**	**0.0368**	**329.2266**

3.3 Site Preparation - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Conway Subdivision - San Diego Air Basin, Winter

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

3.3 Site Preparation - 2023

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	0.0534	0.0344	0.4116	1.2300e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		126.3637	126.3637	3.8100e-003	3.5600e-003	127.5200
Total	**0.0534**	**0.0344**	**0.4116**	**1.2300e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**126.3637**	**126.3637**	**3.8100e-003**	**3.5600e-003**	**127.5200**

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					7.5188	0.0000	7.5188	3.8642	0.0000	3.8642			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**7.5188**	**1.2660**	**8.7848**	**3.8642**	**1.1647**	**5.0289**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Conway Subdivision - San Diego Air Basin, Winter

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

3.3 Site Preparation - 2023

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	0.0534	0.0344	0.4116	1.2300e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		126.3637	126.3637	3.8100e-003	3.5600e-003	127.5200
Total	**0.0534**	**0.0344**	**0.4116**	**1.2300e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**126.3637**	**126.3637**	**3.8100e-003**	**3.5600e-003**	**127.5200**

3.4 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
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
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Conway Subdivision - San Diego Air Basin, Winter

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

3.4 Grading - 2023

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	0.0593	0.0382	0.4573	1.3700e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		140.4041	140.4041	4.2400e-003	3.9600e-003	141.6889
Total	**0.0593**	**0.0382**	**0.4573**	**1.3700e-003**	**0.1643**	**8.8000e-004**	**0.1652**	**0.0436**	**8.1000e-004**	**0.0444**		**140.4041**	**140.4041**	**4.2400e-003**	**3.9600e-003**	**141.6889**

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					3.5204	0.0000	3.5204	1.3976	0.0000	1.3976			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
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5204**	**1.4245**	**4.9449**	**1.3976**	**1.3105**	**2.7081**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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

3.4 Grading - 2023

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	0.0593	0.0382	0.4573	1.3700e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		140.4041	140.4041	4.2400e-003	3.9600e-003	141.6889
Total	**0.0593**	**0.0382**	**0.4573**	**1.3700e-003**	**0.1643**	**8.8000e-004**	**0.1652**	**0.0436**	**8.1000e-004**	**0.0444**		**140.4041**	**140.4041**	**4.2400e-003**	**3.9600e-003**	**141.6889**

3.5 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
Total	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.5 Building Construction - 2023

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	6.9700e-003	0.2680	0.0955	1.2300e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5100e-003	0.0132		132.8167	132.8167	4.0000e-003	0.0193	138.6528
Worker	0.0563	0.0363	0.4345	1.3000e-003	0.1561	8.4000e-004	0.1569	0.0414	7.7000e-004	0.0422		133.3839	133.3839	4.0200e-003	3.7600e-003	134.6044
Total	**0.0633**	**0.3043**	**0.5300**	**2.5300e-003**	**0.1967**	**2.4100e-003**	**0.1991**	**0.0531**	**2.2800e-003**	**0.0554**		**266.2006**	**266.2006**	**8.0200e-003**	**0.0230**	**273.2572**

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
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**

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

3.5 Building Construction - 2023

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	6.9700e-003	0.2680	0.0955	1.2300e-003	0.0406	1.5700e-003	0.0422	0.0117	1.5100e-003	0.0132		132.8167	132.8167	4.0000e-003	0.0193	138.6528
Worker	0.0563	0.0363	0.4345	1.3000e-003	0.1561	8.4000e-004	0.1569	0.0414	7.7000e-004	0.0422		133.3839	133.3839	4.0200e-003	3.7600e-003	134.6044
Total	**0.0633**	**0.3043**	**0.5300**	**2.5300e-003**	**0.1967**	**2.4100e-003**	**0.1991**	**0.0531**	**2.2800e-003**	**0.0554**		**266.2006**	**266.2006**	**8.0200e-003**	**0.0230**	**273.2572**

3.5 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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.5 Building Construction - 2024

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	6.6900e-003	0.2662	0.0933	1.2100e-003	0.0406	1.5800e-003	0.0422	0.0117	1.5100e-003	0.0132		130.5064	130.5064	4.0900e-003	0.0189	136.2443
Worker	0.0531	0.0326	0.4068	1.2600e-003	0.1561	8.0000e-004	0.1569	0.0414	7.4000e-004	0.0421		130.0438	130.0438	3.6700e-003	3.5100e-003	131.1819
Total	**0.0597**	**0.2989**	**0.5001**	**2.4700e-003**	**0.1967**	**2.3800e-003**	**0.1991**	**0.0531**	**2.2500e-003**	**0.0554**		**260.5502**	**260.5502**	**7.7600e-003**	**0.0224**	**267.4262**

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
Total	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.5 Building Construction - 2024

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	6.6900e-003	0.2662	0.0933	1.2100e-003	0.0406	1.5800e-003	0.0422	0.0117	1.5100e-003	0.0132		130.5064	130.5064	4.0900e-003	0.0189	136.2443
Worker	0.0531	0.0326	0.4068	1.2600e-003	0.1561	8.0000e-004	0.1569	0.0414	7.4000e-004	0.0421		130.0438	130.0438	3.6700e-003	3.5100e-003	131.1819
Total	**0.0597**	**0.2989**	**0.5001**	**2.4700e-003**	**0.1967**	**2.3800e-003**	**0.1991**	**0.0531**	**2.2500e-003**	**0.0554**		**260.5502**	**260.5502**	**7.7600e-003**	**0.0224**	**267.4262**

3.5 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
Total	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.5 Building Construction - 2025

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	6.4700e-003	0.2636	0.0918	1.1800e-003	0.0406	1.5800e-003	0.0422	0.0117	1.5100e-003	0.0132		128.0213	128.0213	4.2000e-003	0.0185	133.6514
Worker	0.0501	0.0296	0.3822	1.2200e-003	0.1561	7.7000e-004	0.1569	0.0414	7.1000e-004	0.0421		126.8697	126.8697	3.3500e-003	3.3000e-003	127.9355
Total	**0.0566**	**0.2932**	**0.4740**	**2.4000e-003**	**0.1967**	**2.3500e-003**	**0.1991**	**0.0531**	**2.2200e-003**	**0.0553**		**254.8910**	**254.8910**	**7.5500e-003**	**0.0218**	**261.5869**

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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.5 Building Construction - 2025

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	6.4700e-003	0.2636	0.0918	1.1800e-003	0.0406	1.5800e-003	0.0422	0.0117	1.5100e-003	0.0132		128.0213	128.0213	4.2000e-003	0.0185	133.6514
Worker	0.0501	0.0296	0.3822	1.2200e-003	0.1561	7.7000e-004	0.1569	0.0414	7.1000e-004	0.0421		126.8697	126.8697	3.3500e-003	3.3000e-003	127.9355
Total	**0.0566**	**0.2932**	**0.4740**	**2.4000e-003**	**0.1967**	**2.3500e-003**	**0.1991**	**0.0531**	**2.2200e-003**	**0.0553**		**254.8910**	**254.8910**	**7.5500e-003**	**0.0218**	**261.5869**

3.6 Paving - 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	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
Total	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.6 Paving - 2025

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	0.0396	0.0233	0.3017	9.6000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.6000e-004	0.0332		100.1603	100.1603	2.6400e-003	2.6000e-003	101.0017
Total	**0.0396**	**0.0233**	**0.3017**	**9.6000e-004**	**0.1232**	**6.0000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0332**		**100.1603**	**100.1603**	**2.6400e-003**	**2.6000e-003**	**101.0017**

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
Total	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.6 Paving - 2025

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	0.0396	0.0233	0.3017	9.6000e-004	0.1232	6.0000e-004	0.1238	0.0327	5.6000e-004	0.0332		100.1603	100.1603	2.6400e-003	2.6000e-003	101.0017
Total	**0.0396**	**0.0233**	**0.3017**	**9.6000e-004**	**0.1232**	**6.0000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0332**		**100.1603**	**100.1603**	**2.6400e-003**	**2.6000e-003**	**101.0017**

3.7 Architectural Coating - 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					
Archit. Coating	63.3547					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
Total	**63.5255**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Conway Subdivision - San Diego Air Basin, Winter

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

3.7 Architectural Coating - 2025

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	0.0106	6.2200e-003	0.0805	2.6000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8600e-003		26.7094	26.7094	7.1000e-004	6.9000e-004	26.9338
Total	**0.0106**	**6.2200e-003**	**0.0805**	**2.6000e-004**	**0.0329**	**1.6000e-004**	**0.0330**	**8.7200e-003**	**1.5000e-004**	**8.8600e-003**		**26.7094**	**26.7094**	**7.1000e-004**	**6.9000e-004**	**26.9338**

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	63.3547					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
Total	**63.5255**	**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**

Conway Subdivision - San Diego Air Basin, Winter

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

3.7 Architectural Coating - 2025

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	0.0106	6.2200e-003	0.0805	2.6000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8600e-003		26.7094	26.7094	7.1000e-004	6.9000e-004	26.9338
Total	**0.0106**	**6.2200e-003**	**0.0805**	**2.6000e-004**	**0.0329**	**1.6000e-004**	**0.0330**	**8.7200e-003**	**1.5000e-004**	**8.8600e-003**		**26.7094**	**26.7094**	**7.1000e-004**	**6.9000e-004**	**26.9338**

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

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	1.4620	1.6146	13.7749	0.0285	3.2457	0.0224	3.2681	0.8646	0.0209	0.8855		2,979.9788	2,979.9788	0.2128	0.1340	3,025.2328
Unmitigated	1.4620	1.6146	13.7749	0.0285	3.2457	0.0224	3.2681	0.8646	0.0209	0.8855		2,979.9788	2,979.9788	0.2128	0.1340	3,025.2328

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	540.00	540.00	540.00	1,541,864	1,541,864
Total	540.00	540.00	540.00	1,541,864	1,541,864

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751

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	lb/day										lb/day					
NaturalGas Mitigated	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
NaturalGas Unmitigated	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646

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					
Single Family Housing	3192.88	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Total		**0.0344**	**0.2943**	**0.1252**	**1.8800e-003**		**0.0238**	**0.0238**		**0.0238**	**0.0238**		**375.6324**	**375.6324**	**7.2000e-003**	**6.8900e-003**	**377.8646**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Single Family Housing	3.19288	0.0344	0.2943	0.1252	1.8800e-003		0.0238	0.0238		0.0238	0.0238		375.6324	375.6324	7.2000e-003	6.8900e-003	377.8646
Total		**0.0344**	**0.2943**	**0.1252**	**1.8800e-003**		**0.0238**	**0.0238**		**0.0238**	**0.0238**		**375.6324**	**375.6324**	**7.2000e-003**	**6.8900e-003**	**377.8646**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387
Unmitigated	3.1517	0.9470	4.8320	5.9500e-003		0.0971	0.0971		0.0971	0.0971	0.0000	1,151.5512	1,151.5512	0.0296	0.0210	1,158.5387

Conway Subdivision - San Diego Air Basin, Winter

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	lb/day										lb/day					
Architectural Coating	0.8332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1336	0.0513	4.4509	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0218	8.0218	7.6800e-003		8.2139
Total	**3.1517**	**0.9470**	**4.8320**	**5.9600e-003**		**0.0971**	**0.0971**		**0.0971**	**0.0971**	**0.0000**	**1,151.5512**	**1,151.5512**	**0.0296**	**0.0210**	**1,158.5387**

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

6.2 Area by SubCategory

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	0.8332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0801					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1336	0.0513	4.4509	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0218	8.0218	7.6800e-003		8.2139
Total	**3.1517**	**0.9470**	**4.8320**	**5.9600e-003**		**0.0971**	**0.0971**		**0.0971**	**0.0971**	**0.0000**	**1,151.5512**	**1,151.5512**	**0.0296**	**0.0210**	**1,158.5387**

7.0 Water Detail

7.1 Mitigation Measures Water

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

Conway Subdivision - San Diego Air Basin, Annual

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

Conway Subdivision

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	54.00	Dwelling Unit	14.07	97,200.00	154

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2025
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Land use estimates based on subdivision map

Demolition - Project will demolish 13 existing homes estimated at 1,800 SF per home.

Grading -

Vehicle Trips - Trip generation rates based on SANDAG rates

Woodstoves - Assume all gas fireplaces

Construction Off-road Equipment Mitigation - Standard dust control measures have been applied per the APCD Rule 55.

Construction Phase - Phase lengths adjusted proportionally to CalEEMod defaults to reflect 30 month construction period.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	25
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

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

tblConstructionPhase	NumDays	20.00	48.00
tblConstructionPhase	NumDays	300.00	481.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	30.00	50.00
tblConstructionPhase	NumDays	20.00	33.00
tblConstructionPhase	NumDays	10.00	15.00
tblFireplaces	NumberGas	29.70	54.00
tblFireplaces	NumberWood	18.90	0.00
tblLandUse	LotAcreage	17.53	14.07
tblVehicleTrips	ST_TR	9.54	10.00
tblVehicleTrips	SU_TR	8.55	10.00
tblVehicleTrips	WD_TR	9.44	10.00
tblWoodstoves	NumberCatalytic	2.70	0.00
tblWoodstoves	NumberNoncatalytic	2.70	0.00

2.0 Emissions Summary

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

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					
2023	0.2335	2.2478	2.1152	4.2100e-003	0.4078	0.1006	0.5085	0.1739	0.0936	0.2675	0.0000	368.4723	368.4723	0.0993	1.8200e-003	371.4950
2024	0.2000	1.8000	2.1831	3.8600e-003	0.0252	0.0807	0.1058	6.8100e-003	0.0759	0.0827	0.0000	334.8099	334.8099	0.0727	2.6600e-003	337.4201
2025	1.6172	0.8587	1.1849	2.0600e-003	0.0131	0.0368	0.0499	3.5400e-003	0.0345	0.0381	0.0000	179.0312	179.0312	0.0409	1.1200e-003	180.3869
Maximum	**1.6172**	**2.2478**	**2.1831**	**4.2100e-003**	**0.4078**	**0.1006**	**0.5085**	**0.1739**	**0.0936**	**0.2675**	**0.0000**	**368.4723**	**368.4723**	**0.0993**	**2.6600e-003**	**371.4950**

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					
2023	0.2335	2.2478	2.1152	4.2100e-003	0.1675	0.1006	0.2682	0.0696	0.0936	0.1632	0.0000	368.4719	368.4719	0.0993	1.8200e-003	371.4945
2024	0.2000	1.8000	2.1831	3.8600e-003	0.0252	0.0807	0.1058	6.8100e-003	0.0759	0.0827	0.0000	334.8096	334.8096	0.0727	2.6600e-003	337.4197
2025	1.6172	0.8587	1.1849	2.0600e-003	0.0131	0.0368	0.0499	3.5400e-003	0.0345	0.0381	0.0000	179.0310	179.0310	0.0409	1.1200e-003	180.3867
Maximum	**1.6172**	**2.2478**	**2.1831**	**4.2100e-003**	**0.1675**	**0.1006**	**0.2682**	**0.0696**	**0.0936**	**0.1632**	**0.0000**	**368.4719**	**368.4719**	**0.0993**	**2.6600e-003**	**371.4945**

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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	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**53.87**	**0.00**	**36.18**	**56.60**	**0.00**	**26.86**	**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	**3-14-2023**	**6-13-2023**	0.9690	0.9690
2	**6-14-2023**	**9-13-2023**	0.8755	0.8755
3	**9-14-2023**	**12-13-2023**	0.5305	0.5305
4	**12-14-2023**	**3-13-2024**	0.5032	0.5032
5	**3-14-2024**	**6-13-2024**	0.5014	0.5014
6	**6-14-2024**	**9-13-2024**	0.5013	0.5013
7	**9-14-2024**	**12-13-2024**	0.4963	0.4963
8	**12-14-2024**	**3-13-2025**	0.4630	0.4630
9	**3-14-2025**	**6-13-2025**	0.4392	0.4392
10	**6-14-2025**	**9-13-2025**	1.5449	1.5449
11	**9-14-2025**	**9-30-2025**	0.0924	0.0924
		Highest	1.5449	1.5449

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

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	0.5480	0.0413	0.4162	2.6000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	43.1880	43.1880	1.4400e-003	7.8000e-004	43.4565
Energy	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	165.8091	165.8091	7.5200e-003	1.9100e-003	166.5657
Mobile	0.2613	0.2906	2.4570	5.2200e-003	0.5768	4.0700e-003	0.5808	0.1539	3.7900e-003	0.1577	0.0000	494.7778	494.7778	0.0345	0.0219	502.1676
Waste						0.0000	0.0000		0.0000	0.0000	12.8169	0.0000	12.8169	0.7575	0.0000	31.7532
Water						0.0000	0.0000		0.0000	0.0000	1.1162	17.2565	18.3727	0.1157	2.8300e-003	22.1100
Total	**0.8155**	**0.3856**	**2.8960**	**5.8200e-003**	**0.5768**	**0.0136**	**0.5904**	**0.1539**	**0.0133**	**0.1673**	**13.9331**	**721.0314**	**734.9645**	**0.9166**	**0.0274**	**766.0530**

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

2.2 Overall Operational

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	0.5480	0.0413	0.4162	2.6000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	43.1880	43.1880	1.4400e-003	7.8000e-004	43.4565
Energy	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	165.8091	165.8091	7.5200e-003	1.9100e-003	166.5657
Mobile	0.2613	0.2906	2.4570	5.2200e-003	0.5768	4.0700e-003	0.5808	0.1539	3.7900e-003	0.1577	0.0000	494.7778	494.7778	0.0345	0.0219	502.1676
Waste						0.0000	0.0000		0.0000	0.0000	12.8169	0.0000	12.8169	0.7575	0.0000	31.7532
Water						0.0000	0.0000		0.0000	0.0000	1.1162	17.2565	18.3727	0.1157	2.8300e-003	22.1100
Total	**0.8155**	**0.3856**	**2.8960**	**5.8200e-003**	**0.5768**	**0.0136**	**0.5904**	**0.1539**	**0.0133**	**0.1673**	**13.9331**	**721.0314**	**734.9645**	**0.9166**	**0.0274**	**766.0530**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/14/2023	4/27/2023	5	33	
2	Site Preparation	Site Preparation	4/28/2023	5/18/2023	5	15	
3	Grading	Grading	5/19/2023	7/27/2023	5	50	

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

4	Building Construction	Building Construction	7/28/2023	5/30/2025	5	481	
5	Paving	Paving	6/1/2025	7/16/2025	5	33	
6	Architectural Coating	Architectural Coating	7/14/2025	9/17/2025	5	48	

Acres of Grading (Site Preparation Phase): 22.5

Acres of Grading (Grading Phase): 150

Acres of Paving: 0

Residential Indoor: 196,830; Residential Outdoor: 65,610; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
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

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

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
Demolition	6	15.00	0.00	106.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
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	19.00	6.00	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	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

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

3.2 Demolition - 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					0.0117	0.0000	0.0117	1.7700e-003	0.0000	1.7700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0374	0.3545	0.3241	6.4000e-004		0.0165	0.0165		0.0153	0.0153	0.0000	56.0869	56.0869	0.0157	0.0000	56.4796
Total	**0.0374**	**0.3545**	**0.3241**	**6.4000e-004**	**0.0117**	**0.0165**	**0.0281**	**1.7700e-003**	**0.0153**	**0.0171**	**0.0000**	**56.0869**	**56.0869**	**0.0157**	**0.0000**	**56.4796**

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	1.2000e-004	7.1900e-003	1.9100e-003	3.0000e-005	9.1000e-004	6.0000e-005	9.7000e-004	2.5000e-004	6.0000e-005	3.1000e-004	0.0000	3.1808	3.1808	1.6000e-004	5.1000e-004	3.3355
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	6.7000e-004	4.6000e-004	5.6600e-003	2.0000e-005	1.9800e-003	1.0000e-005	2.0000e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.5902	1.5902	5.0000e-005	4.0000e-005	1.6044
Total	**7.9000e-004**	**7.6500e-003**	**7.5700e-003**	**5.0000e-005**	**2.8900e-003**	**7.0000e-005**	**2.9700e-003**	**7.8000e-004**	**7.0000e-005**	**8.5000e-004**	**0.0000**	**4.7710**	**4.7710**	**2.1000e-004**	**5.5000e-004**	**4.9399**

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

3.2 Demolition - 2023

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					4.4600e-003	0.0000	4.4600e-003	6.8000e-004	0.0000	6.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0374	0.3545	0.3241	6.4000e-004		0.0165	0.0165		0.0153	0.0153	0.0000	56.0868	56.0868	0.0157	0.0000	56.4795
Total	**0.0374**	**0.3545**	**0.3241**	**6.4000e-004**	**4.4600e-003**	**0.0165**	**0.0209**	**6.8000e-004**	**0.0153**	**0.0160**	**0.0000**	**56.0868**	**56.0868**	**0.0157**	**0.0000**	**56.4795**

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	1.2000e-004	7.1900e-003	1.9100e-003	3.0000e-005	9.1000e-004	6.0000e-005	9.7000e-004	2.5000e-004	6.0000e-005	3.1000e-004	0.0000	3.1808	3.1808	1.6000e-004	5.1000e-004	3.3355
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	6.7000e-004	4.6000e-004	5.6600e-003	2.0000e-005	1.9800e-003	1.0000e-005	2.0000e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.5902	1.5902	5.0000e-005	4.0000e-005	1.6044
Total	**7.9000e-004**	**7.6500e-003**	**7.5700e-003**	**5.0000e-005**	**2.8900e-003**	**7.0000e-005**	**2.9700e-003**	**7.8000e-004**	**7.0000e-005**	**8.5000e-004**	**0.0000**	**4.7710**	**4.7710**	**2.1000e-004**	**5.5000e-004**	**4.9399**

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

3.3 Site Preparation - 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					0.1474	0.0000	0.1474	0.0758	0.0000	0.0758	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2064	0.1368	2.9000e-004		9.5000e-003	9.5000e-003		8.7400e-003	8.7400e-003	0.0000	25.0880	25.0880	8.1100e-003	0.0000	25.2909
Total	**0.0200**	**0.2064**	**0.1368**	**2.9000e-004**	**0.1474**	**9.5000e-003**	**0.1569**	**0.0758**	**8.7400e-003**	**0.0845**	**0.0000**	**25.0880**	**25.0880**	**8.1100e-003**	**0.0000**	**25.2909**

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	3.7000e-004	2.5000e-004	3.0800e-003	1.0000e-005	1.0800e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	2.9000e-004	0.0000	0.8674	0.8674	3.0000e-005	2.0000e-005	0.8751
Total	**3.7000e-004**	**2.5000e-004**	**3.0800e-003**	**1.0000e-005**	**1.0800e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8674**	**0.8674**	**3.0000e-005**	**2.0000e-005**	**0.8751**

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

3.3 Site Preparation - 2023

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					0.0564	0.0000	0.0564	0.0290	0.0000	0.0290	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2064	0.1368	2.9000e-004		9.5000e-003	9.5000e-003		8.7400e-003	8.7400e-003	0.0000	25.0880	25.0880	8.1100e-003	0.0000	25.2908
Total	**0.0200**	**0.2064**	**0.1368**	**2.9000e-004**	**0.0564**	**9.5000e-003**	**0.0659**	**0.0290**	**8.7400e-003**	**0.0377**	**0.0000**	**25.0880**	**25.0880**	**8.1100e-003**	**0.0000**	**25.2908**

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	3.7000e-004	2.5000e-004	3.0800e-003	1.0000e-005	1.0800e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	2.9000e-004	0.0000	0.8674	0.8674	3.0000e-005	2.0000e-005	0.8751
Total	**3.7000e-004**	**2.5000e-004**	**3.0800e-003**	**1.0000e-005**	**1.0800e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8674**	**0.8674**	**3.0000e-005**	**2.0000e-005**	**0.8751**

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

3.4 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					0.2301	0.0000	0.2301	0.0913	0.0000	0.0913	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0830	0.8629	0.7013	1.5500e-003		0.0356	0.0356		0.0328	0.0328	0.0000	136.3380	136.3380	0.0441	0.0000	137.4404
Total	**0.0830**	**0.8629**	**0.7013**	**1.5500e-003**	**0.2301**	**0.0356**	**0.2657**	**0.0913**	**0.0328**	**0.1241**	**0.0000**	**136.3380**	**136.3380**	**0.0441**	**0.0000**	**137.4404**

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	1.3500e-003	9.4000e-004	0.0114	3.0000e-005	4.0100e-003	2.0000e-005	4.0300e-003	1.0700e-003	2.0000e-005	1.0900e-003	0.0000	3.2125	3.2125	9.0000e-005	9.0000e-005	3.2413
Total	**1.3500e-003**	**9.4000e-004**	**0.0114**	**3.0000e-005**	**4.0100e-003**	**2.0000e-005**	**4.0300e-003**	**1.0700e-003**	**2.0000e-005**	**1.0900e-003**	**0.0000**	**3.2125**	**3.2125**	**9.0000e-005**	**9.0000e-005**	**3.2413**

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

3.4 Grading - 2023

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					0.0880	0.0000	0.0880	0.0349	0.0000	0.0349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0830	0.8629	0.7013	1.5500e-003		0.0356	0.0356		0.0328	0.0328	0.0000	136.3379	136.3379	0.0441	0.0000	137.4402
Total	**0.0830**	**0.8629**	**0.7013**	**1.5500e-003**	**0.0880**	**0.0356**	**0.1236**	**0.0349**	**0.0328**	**0.0677**	**0.0000**	**136.3379**	**136.3379**	**0.0441**	**0.0000**	**137.4402**

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	1.3500e-003	9.4000e-004	0.0114	3.0000e-005	4.0100e-003	2.0000e-005	4.0300e-003	1.0700e-003	2.0000e-005	1.0900e-003	0.0000	3.2125	3.2125	9.0000e-005	9.0000e-005	3.2413
Total	**1.3500e-003**	**9.4000e-004**	**0.0114**	**3.0000e-005**	**4.0100e-003**	**2.0000e-005**	**4.0300e-003**	**1.0700e-003**	**2.0000e-005**	**1.0900e-003**	**0.0000**	**3.2125**	**3.2125**	**9.0000e-005**	**9.0000e-005**	**3.2413**

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

3.5 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	0.0873	0.7984	0.9015	1.5000e-003		0.0388	0.0388		0.0365	0.0365	0.0000	128.6516	128.6516	0.0306	0.0000	129.4167
Total	**0.0873**	**0.7984**	**0.9015**	**1.5000e-003**		**0.0388**	**0.0388**		**0.0365**	**0.0365**	**0.0000**	**128.6516**	**128.6516**	**0.0306**	**0.0000**	**129.4167**

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	3.9000e-004	0.0148	5.2100e-003	7.0000e-005	2.2100e-003	9.0000e-005	2.3000e-003	6.4000e-004	8.0000e-005	7.2000e-004	0.0000	6.6817	6.6817	2.0000e-004	9.7000e-004	6.9752
Worker	2.8500e-003	1.9700e-003	0.0241	7.0000e-005	8.4600e-003	5.0000e-005	8.5000e-003	2.2500e-003	4.0000e-005	2.2900e-003	0.0000	6.7752	6.7752	2.0000e-004	1.9000e-004	6.8358
Total	**3.2400e-003**	**0.0168**	**0.0293**	**1.4000e-004**	**0.0107**	**1.4000e-004**	**0.0108**	**2.8900e-003**	**1.2000e-004**	**3.0100e-003**	**0.0000**	**13.4569**	**13.4569**	**4.0000e-004**	**1.1600e-003**	**13.8110**

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

3.5 Building Construction - 2023

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	0.0873	0.7984	0.9015	1.5000e-003		0.0388	0.0388		0.0365	0.0365	0.0000	128.6515	128.6515	0.0306	0.0000	129.4166
Total	**0.0873**	**0.7984**	**0.9015**	**1.5000e-003**		**0.0388**	**0.0388**		**0.0365**	**0.0365**	**0.0000**	**128.6515**	**128.6515**	**0.0306**	**0.0000**	**129.4166**

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	3.9000e-004	0.0148	5.2100e-003	7.0000e-005	2.2100e-003	9.0000e-005	2.3000e-003	6.4000e-004	8.0000e-005	7.2000e-004	0.0000	6.6817	6.6817	2.0000e-004	9.7000e-004	6.9752
Worker	2.8500e-003	1.9700e-003	0.0241	7.0000e-005	8.4600e-003	5.0000e-005	8.5000e-003	2.2500e-003	4.0000e-005	2.2900e-003	0.0000	6.7752	6.7752	2.0000e-004	1.9000e-004	6.8358
Total	**3.2400e-003**	**0.0168**	**0.0293**	**1.4000e-004**	**0.0107**	**1.4000e-004**	**0.0108**	**2.8900e-003**	**1.2000e-004**	**3.0100e-003**	**0.0000**	**13.4569**	**13.4569**	**4.0000e-004**	**1.1600e-003**	**13.8110**

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

3.5 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
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	8.9000e-004	0.0347	0.0120	1.6000e-004	5.2200e-003	2.1000e-004	5.4300e-003	1.5100e-003	2.0000e-004	1.7000e-003	0.0000	15.4964	15.4964	4.9000e-004	2.2500e-003	16.1777
Worker	6.3300e-003	4.1900e-003	0.0532	1.7000e-004	0.0200	1.0000e-004	0.0201	5.3000e-003	1.0000e-004	5.4000e-003	0.0000	15.5912	15.5912	4.3000e-004	4.1000e-004	15.7245
Total	**7.2200e-003**	**0.0389**	**0.0653**	**3.3000e-004**	**0.0252**	**3.1000e-004**	**0.0255**	**6.8100e-003**	**3.0000e-004**	**7.1000e-003**	**0.0000**	**31.0876**	**31.0876**	**9.2000e-004**	**2.6600e-003**	**31.9022**

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

3.5 Building Construction - 2024

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	8.9000e-004	0.0347	0.0120	1.6000e-004	5.2200e-003	2.1000e-004	5.4300e-003	1.5100e-003	2.0000e-004	1.7000e-003	0.0000	15.4964	15.4964	4.9000e-004	2.2500e-003	16.1777
Worker	6.3300e-003	4.1900e-003	0.0532	1.7000e-004	0.0200	1.0000e-004	0.0201	5.3000e-003	1.0000e-004	5.4000e-003	0.0000	15.5912	15.5912	4.3000e-004	4.1000e-004	15.7245
Total	**7.2200e-003**	**0.0389**	**0.0653**	**3.3000e-004**	**0.0252**	**3.1000e-004**	**0.0255**	**6.8100e-003**	**3.0000e-004**	**7.1000e-003**	**0.0000**	**31.0876**	**31.0876**	**9.2000e-004**	**2.6600e-003**	**31.9022**

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

3.5 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	0.0738	0.6734	0.8686	1.4600e-003		0.0285	0.0285		0.0268	0.0268	0.0000	125.2365	125.2365	0.0294	0.0000	125.9725
Total	**0.0738**	**0.6734**	**0.8686**	**1.4600e-003**		**0.0285**	**0.0285**		**0.0268**	**0.0268**	**0.0000**	**125.2365**	**125.2365**	**0.0294**	**0.0000**	**125.9725**

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	3.5000e-004	0.0142	4.8700e-003	6.0000e-005	2.1500e-003	8.0000e-005	2.2400e-003	6.2000e-004	8.0000e-005	7.0000e-004	0.0000	6.2661	6.2661	2.1000e-004	9.1000e-004	6.5416
Worker	2.4600e-003	1.5600e-003	0.0206	7.0000e-005	8.2300e-003	4.0000e-005	8.2700e-003	2.1900e-003	4.0000e-005	2.2200e-003	0.0000	6.2699	6.2699	1.6000e-004	1.6000e-004	6.3214
Total	**2.8100e-003**	**0.0157**	**0.0255**	**1.3000e-004**	**0.0104**	**1.2000e-004**	**0.0105**	**2.8100e-003**	**1.2000e-004**	**2.9200e-003**	**0.0000**	**12.5360**	**12.5360**	**3.7000e-004**	**1.0700e-003**	**12.8630**

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

3.5 Building Construction - 2025

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	0.0738	0.6734	0.8686	1.4600e-003		0.0285	0.0285		0.0268	0.0268	0.0000	125.2364	125.2364	0.0294	0.0000	125.9723
Total	**0.0738**	**0.6734**	**0.8686**	**1.4600e-003**		**0.0285**	**0.0285**		**0.0268**	**0.0268**	**0.0000**	**125.2364**	**125.2364**	**0.0294**	**0.0000**	**125.9723**

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	3.5000e-004	0.0142	4.8700e-003	6.0000e-005	2.1500e-003	8.0000e-005	2.2400e-003	6.2000e-004	8.0000e-005	7.0000e-004	0.0000	6.2661	6.2661	2.1000e-004	9.1000e-004	6.5416
Worker	2.4600e-003	1.5600e-003	0.0206	7.0000e-005	8.2300e-003	4.0000e-005	8.2700e-003	2.1900e-003	4.0000e-005	2.2200e-003	0.0000	6.2699	6.2699	1.6000e-004	1.6000e-004	6.3214
Total	**2.8100e-003**	**0.0157**	**0.0255**	**1.3000e-004**	**0.0104**	**1.2000e-004**	**0.0105**	**2.8100e-003**	**1.2000e-004**	**2.9200e-003**	**0.0000**	**12.5360**	**12.5360**	**3.7000e-004**	**1.0700e-003**	**12.8630**

Conway Subdivision - San Diego Air Basin, Annual

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

3.6 Paving - 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	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0318	33.0318	0.0107	0.0000	33.2989
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0151**	**0.1416**	**0.2405**	**3.8000e-004**		**6.9100e-003**	**6.9100e-003**		**6.3500e-003**	**6.3500e-003**	**0.0000**	**33.0318**	**33.0318**	**0.0107**	**0.0000**	**33.2989**

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	5.9000e-004	3.8000e-004	4.9700e-003	2.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.5125	1.5125	4.0000e-005	4.0000e-005	1.5249
Total	**5.9000e-004**	**3.8000e-004**	**4.9700e-003**	**2.0000e-005**	**1.9800e-003**	**1.0000e-005**	**1.9900e-003**	**5.3000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.5125**	**1.5125**	**4.0000e-005**	**4.0000e-005**	**1.5249**

Conway Subdivision - San Diego Air Basin, Annual

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

3.6 Paving - 2025

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	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0317	33.0317	0.0107	0.0000	33.2988
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0151**	**0.1416**	**0.2405**	**3.8000e-004**		**6.9100e-003**	**6.9100e-003**		**6.3500e-003**	**6.3500e-003**	**0.0000**	**33.0317**	**33.0317**	**0.0107**	**0.0000**	**33.2988**

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	5.9000e-004	3.8000e-004	4.9700e-003	2.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.5125	1.5125	4.0000e-005	4.0000e-005	1.5249
Total	**5.9000e-004**	**3.8000e-004**	**4.9700e-003**	**2.0000e-005**	**1.9800e-003**	**1.0000e-005**	**1.9900e-003**	**5.3000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.5125**	**1.5125**	**4.0000e-005**	**4.0000e-005**	**1.5249**

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

3.7 Architectural Coating - 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					
Archit. Coating	1.5205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-003	0.0275	0.0434	7.0000e-005		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	6.1278	6.1278	3.3000e-004	0.0000	6.1362
Total	**1.5246**	**0.0275**	**0.0434**	**7.0000e-005**		**1.2400e-003**	**1.2400e-003**		**1.2400e-003**	**1.2400e-003**	**0.0000**	**6.1278**	**6.1278**	**3.3000e-004**	**0.0000**	**6.1362**

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	2.3000e-004	1.5000e-004	1.9300e-003	1.0000e-005	7.7000e-004	0.0000	7.7000e-004	2.0000e-004	0.0000	2.1000e-004	0.0000	0.5867	0.5867	2.0000e-005	1.0000e-005	0.5915
Total	**2.3000e-004**	**1.5000e-004**	**1.9300e-003**	**1.0000e-005**	**7.7000e-004**	**0.0000**	**7.7000e-004**	**2.0000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.5867**	**0.5867**	**2.0000e-005**	**1.0000e-005**	**0.5915**

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

3.7 Architectural Coating - 2025

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	1.5205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-003	0.0275	0.0434	7.0000e-005		1.2400e-003	1.2400e-003		1.2400e-003	1.2400e-003	0.0000	6.1278	6.1278	3.3000e-004	0.0000	6.1362
Total	**1.5246**	**0.0275**	**0.0434**	**7.0000e-005**		**1.2400e-003**	**1.2400e-003**		**1.2400e-003**	**1.2400e-003**	**0.0000**	**6.1278**	**6.1278**	**3.3000e-004**	**0.0000**	**6.1362**

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	2.3000e-004	1.5000e-004	1.9300e-003	1.0000e-005	7.7000e-004	0.0000	7.7000e-004	2.0000e-004	0.0000	2.1000e-004	0.0000	0.5867	0.5867	2.0000e-005	1.0000e-005	0.5915
Total	**2.3000e-004**	**1.5000e-004**	**1.9300e-003**	**1.0000e-005**	**7.7000e-004**	**0.0000**	**7.7000e-004**	**2.0000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.5867**	**0.5867**	**2.0000e-005**	**1.0000e-005**	**0.5915**

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

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	0.2613	0.2906	2.4570	5.2200e-003	0.5768	4.0700e-003	0.5808	0.1539	3.7900e-003	0.1577	0.0000	494.7778	494.7778	0.0345	0.0219	502.1676
Unmitigated	0.2613	0.2906	2.4570	5.2200e-003	0.5768	4.0700e-003	0.5808	0.1539	3.7900e-003	0.1577	0.0000	494.7778	494.7778	0.0345	0.0219	502.1676

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	540.00	540.00	540.00	1,541,864	1,541,864
Total	540.00	540.00	540.00	1,541,864	1,541,864

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751

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	103.6189	103.6189	6.3300e-003	7.7000e-004	104.0060
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	103.6189	103.6189	6.3300e-003	7.7000e-004	104.0060
NaturalGas Mitigated	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	62.1902	62.1902	1.1900e-003	1.1400e-003	62.5597
NaturalGas Unmitigated	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	62.1902	62.1902	1.1900e-003	1.1400e-003	62.5597

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

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					
Single Family Housing	1.1654e+006	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	62.1902	62.1902	1.1900e-003	1.1400e-003	62.5597
Total		**6.2800e-003**	**0.0537**	**0.0229**	**3.4000e-004**		**4.3400e-003**	**4.3400e-003**		**4.3400e-003**	**4.3400e-003**	**0.0000**	**62.1902**	**62.1902**	**1.1900e-003**	**1.1400e-003**	**62.5597**

Mitigated

	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					
Single Family Housing	1.1654e+006	6.2800e-003	0.0537	0.0229	3.4000e-004		4.3400e-003	4.3400e-003		4.3400e-003	4.3400e-003	0.0000	62.1902	62.1902	1.1900e-003	1.1400e-003	62.5597
Total		**6.2800e-003**	**0.0537**	**0.0229**	**3.4000e-004**		**4.3400e-003**	**4.3400e-003**		**4.3400e-003**	**4.3400e-003**	**0.0000**	**62.1902**	**62.1902**	**1.1900e-003**	**1.1400e-003**	**62.5597**

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	423054	103.6189	6.3300e-003	7.7000e-004	104.0060
Total		**103.6189**	**6.3300e-003**	**7.7000e-004**	**104.0060**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	423054	103.6189	6.3300e-003	7.7000e-004	104.0060
Total		**103.6189**	**6.3300e-003**	**7.7000e-004**	**104.0060**

6.0 Area Detail

6.1 Mitigation Measures Area

Conway Subdivision - San Diego Air Basin, 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					
Mitigated	0.5480	0.0413	0.4162	2.6000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	43.1880	43.1880	1.4400e-003	7.8000e-004	43.4565
Unmitigated	0.5480	0.0413	0.4162	2.6000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	43.1880	43.1880	1.4400e-003	7.8000e-004	43.4565

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	0.1521					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3796					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.3000e-003	0.0367	0.0156	2.3000e-004		2.9700e-003	2.9700e-003		2.9700e-003	2.9700e-003	0.0000	42.5331	42.5331	8.2000e-004	7.8000e-004	42.7858
Landscaping	0.0120	4.6100e-003	0.4006	2.0000e-005		2.2200e-003	2.2200e-003		2.2200e-003	2.2200e-003	0.0000	0.6550	0.6550	6.3000e-004	0.0000	0.6706
Total	**0.5480**	**0.0413**	**0.4162**	**2.5000e-004**		**5.1900e-003**	**5.1900e-003**		**5.1900e-003**	**5.1900e-003**	**0.0000**	**43.1880**	**43.1880**	**1.4500e-003**	**7.8000e-004**	**43.4565**

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

6.2 Area by SubCategory

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	0.1521					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3796					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.3000e-003	0.0367	0.0156	2.3000e-004		2.9700e-003	2.9700e-003		2.9700e-003	2.9700e-003	0.0000	42.5331	42.5331	8.2000e-004	7.8000e-004	42.7858
Landscaping	0.0120	4.6100e-003	0.4006	2.0000e-005		2.2200e-003	2.2200e-003		2.2200e-003	2.2200e-003	0.0000	0.6550	0.6550	6.3000e-004	0.0000	0.6706
Total	**0.5480**	**0.0413**	**0.4162**	**2.5000e-004**		**5.1900e-003**	**5.1900e-003**		**5.1900e-003**	**5.1900e-003**	**0.0000**	**43.1880**	**43.1880**	**1.4500e-003**	**7.8000e-004**	**43.4565**

7.0 Water Detail

7.1 Mitigation Measures Water

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	18.3727	0.1157	2.8300e-003	22.1100
Unmitigated	18.3727	0.1157	2.8300e-003	22.1100

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	3.51832 / 2.21807	18.3727	0.1157	2.8300e-003	22.1100
Total		**18.3727**	**0.1157**	**2.8300e-003**	**22.1100**

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	3.51832 / 2.21807	18.3727	0.1157	2.8300e-003	22.1100
Total		**18.3727**	**0.1157**	**2.8300e-003**	**22.1100**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	12.8169	0.7575	0.0000	31.7532
Unmitigated	12.8169	0.7575	0.0000	31.7532

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	63.14	12.8169	0.7575	0.0000	31.7532
Total		**12.8169**	**0.7575**	**0.0000**	**31.7532**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	63.14	12.8169	0.7575	0.0000	31.7532
Total		**12.8169**	**0.7575**	**0.0000**	**31.7532**

9.0 Operational Offroad

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

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 B

Climate Action Plan Consistency Review Checklist

Climate Action Plan Consistency Review Checklist

Project # PL21-0269

Introduction

The City of Escondido ("City") adopted an updated Climate Action Plan ("CAP") on March 10, 2021 by Resolution No. 2021-37. The CAP outlines strategies and measures that the City will undertake to achieve its proportional share of State greenhouse gas ("GHG") emissions reduction targets. The CAP's strategies and measures are designed to reduce GHG emissions for build-out under the General Plan. The CAP does so by (1) calculating a baseline GHG emissions level as of 2012; and (2) estimating future GHG emissions under a business as usual standard; and (3) implementing state mandated GHG reduction targets. Measures to reduce GHG emissions for projects with land use consistent with the City's General Plan are found in the CAP.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The purpose of the CAP Consistency Checklist ("Checklist") is to provide a streamlined review process for proposed development projects that trigger environmental review pursuant to the California Environmental Quality Act ("CEQA").

The City's CAP is a qualified GHG emissions reduction plan in accordance with State CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of a CAP. Projects that are consistent with the General Plan and implement applicable CAP GHG reduction measures may incorporate by reference the CAP's cumulative GHG analysis. Conversely, projects that are consistent with the General Plan, but do not implement CAP GHG reduction measures, as well as General Plan Amendments and Annexations that increase emissions beyond CAP projections — will require a project-level GHG analysis.

The purpose of this Checklist is to implement GHG reduction measures from the CAP and determine if development would demonstrate consistency with the CAP's assumptions for implementation. Projects that are consistent with the CAP, as determined through the use of this Checklist, may rely on the CAP for the cumulative impact analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions, incorporation of the measures in this Checklist to the extent applicable, and demonstration of consistency with a VMT threshold currently in development by the City. Cumulative GHG impacts could be significant for any project that is not consistent with the CAP.

This Checklist may be updated periodically to incorporate new GHG reduction techniques, include reference to or requirements of new ordinances adopted by the City, or to comply with later amendments to the CAP or local, State, or federal law. Comprehensive updates to this Checklist will be coordinated with each CAP update. Administrative updates to the Checklist may occur regularly, as necessary for the

purpose of keeping the Checklist up-to-date and implementable. Updates to the CAP Checklist associated with an update to the City's CAP would require City Council approval and shall comply with CEQA.

Applicability and Procedures

This Checklist is required only for discretionary projects[1] that are subject to and not exempt from CEQA. Projects that are exempt from CEQA are deemed to be consistent with the City's CAP, and no further review is necessary, with the exception of a Class 32 "In-Fill Development Projects" categorical exemption (State CEQA Guidelines Section 15332), for which projects are required to demonstrate consistency with the CAP through this Checklist.

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist.

- The City's Community Development Department reviews development applications relative to environmental review requirements under Article 47 of the Escondido Zoning Code. These environmental quality regulations implement CEQA and State CEQA Guidelines by applying the provisions and procedures contained in CEQA to development projects proposed within the City.

- The project proponent or applicant must demonstrate if the project request is CAP compliant to the satisfaction of the Director of Community Development. In doing so, the project proponent or applicant must provide written documentation to demonstrate the applicability of the Checklist; and provide substantial evidence that demonstrates how the proposed project would implement each applicable Checklist requirement described herein.

- If a question in the Checklist is deemed not applicable (N/A) to a project, written documentation and substantial evidence supporting that conclusion shall be provided to the satisfaction of the Director of Community Development.

- Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environment Impact Report ("EIR").

- The specific applicable requirements outlined in the Checklist shall be required as conditions of project approval for CAP compliant projects with streamlined GHG emissions assessments.

[1] In this context, a project is any action that meets the definition of a "Project" in Section 15378 of the State CEQA Guidelines.

Application Information

Contact Information

Project No. and Name: PL21-0269 Escondido North TSM

Property Address and APN: 0 Conway Drive, Escondido, CA 92026 224-141-23, -24, -25; 224-142-11, -30, -31, -32, -33

Applicant Name and Co.: Escondido North LLC

Contact Phone: (949) 212-2591 Contact Email: dylan@argusland.com

Was a consultant retained to complete this checklist? ☐ Yes ☑ No
If Yes, complete the following:

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project site (acres)? 14.07

2. Identify all applicable proposed land uses:

- ☑ Residential (indicate # of single-family dwelling units): 33 net (44 new, less 11 demoed; 2 existing to remain)
- ☑ Residential (indicate # of multi-family dwelling units): 8 net (10 new, less 2 demoed)
- ☐ Commercial (indicate total square footage): _____
- ☐ Industrial (indicate total square footage): _____
- ☐ Other (describe use and indicate size): _____

3. Provide a description of the project proposed. This description should match the basic project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

Density Bonus project proposing 41 net new housing units (33 detached, and 8 attached). 11 existing detached homes and 2 existing attached homes are to be demolished and 44 new detached and 10 new attached are to be built.

Step 1: Land Use Consistency

The first step in this section evaluates a project's GHG emissions consistent with the City's *Guidance to Demonstrating Consistency with the City of Escondido Climate Action Plan for Discretionary Projects Subject to CEQA* (Guidance Document). A summary of the process for determining the required level of analysis for these projects is provided in Figure 1, "Require Level of Analysis Flowchart," provided in the Guidance Document.

The CAP contains in-City GHG projections for 2020, 2030, and 2035. Measures to reduce GHG emissions for projects with land use consistent with the General Plan are found in the CAP. If any one of these calculations is erroneous, the CAP fails to accomplish this purpose. Therefore, the first step of this checklist is to determine if the project's anticipated growth would have been included in the CAP's business-as-usual land use and activity projections. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP. Projects that are consistent with the General Plan may incorporate by reference the CAP's cumulative GHG analysis.

For projects that are determined to be consistent with CAP projections, the next step is to identify if the project would be estimated to emit fewer than 500 metric tons of carbon dioxide equivalent ($MTCO_2e$) annually. If found to emit fewer than 500 $MTCO_2e$, a project would not contribute considerably to cumulative climate change impacts as stated in the City's Guidance Document. Therefore, these projects would be considered consistent with the CAP.

Additionally, at the time of this CAP Checklist preparation, the City is in the process of developing screening thresholds for vehicle miles traveled (VMT) consistent with State legislation. . Thus, projects that would be below both the GHG and VMT screening level thresholds would not be anticipated to result in cumulative GHG impacts and conflict with the City's ability to achieve its GHG reduction targets.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide an explanation and supporting documentation for your answer)	**Yes**	**No**
1. Is the proposed project consistent with the City's existing General Plan land use designation? If **"Yes"**, proceed to Question 3 of Step 1. If **"No"**, proceed to Question 2 of Step 1.	☑	☐
2. If the proposed project is not consistent with the existing General Plan land use designation, does the project include a General Plan Amendment that would generate GHG emissions equal to or less than estimated emissions generated under the existing designation? If **"Yes",** provide estimated project emissions under both existing and proposed designation(s) for comparison and proceed to Question 3 of Step 1. If **"No",** the project's GHG impact is potentially significant, and a GHG analysis must be prepared in accordance with the City's Guidance Document and applicable CEQA Guidelines. The project would not be eligible for GHG streamlining provisions of the CAP. The project must incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless a measure is determined to be infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete a project specific GHG analysis, and Step 2 of the Checklist.	☐	☐
3. The size and type of projects listed below would emit fewer than 500 $MTCO_2e$ per year. Based on this threshold, does the proposed project exceed these characteristics? ▪ Single-Family Housing[2]: 36 dwelling units ▪ Multi-Family Housing: 55 dwelling units ▪ Office: 43,000 square feet ▪ Commercial Space: 20,000 square feet ▪ Regional Shopping Center: 18,000 square feet ▪ Restaurant: 6,500 square feet ▪ General Light Industrial: 58,000 square feet ▪ Warehouse (Unrefrigerated): 233,000 square feet ▪ Warehouse (Refrigerated): 62,000 square feet ▪ Mixed-Use: See the City's Guidance Document[3] for methods to estimate mixed-use development thresholds ▪ Other: For project types not listed in this section the need for GHG analysis and mitigation will be made on a project-specific basis, considering the 500 $MTCO_2e$ per year screening threshold. If **"Yes",** proceed to Step 2. If **"No",** in accordance with the City's CAP screening criteria, the project's GHG impact is less than significant and is not subject to the measures of the CAP.	☑	☐

[2] Single-Family Housing developments are defined as single-family detached homes on individual lots. All other residential use types (e.g. single-family attached, condo/townhouse, apartment) should be considered "Multi-Family Housing" for the purposes of comparing a project to the screening thresholds.

[3] *Guidance for Demonstrating Consistency with the City of Escondido Climate Action Plan for discretionary Projects Subject to CEQA*, available at https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/Final/Escondido_ThresholdsMemoFinal3.10.2021.pdf

Step 2: CAP Measures Consistency

The second step of CAP consistency review is to evaluate a project's consistency with the applicable strategies and measures of the CAP. Each Checklist item is associated with specific GHG reduction measures in the City's CAP.

Step 2: CAP Measures Consistency			
Checklist Item (Check the appropriate box and provide an explanation for your answer. Please use additional sheets if necessary)	**Yes**	**No**	**N/A**
Parking and Transportation Demand Management			
1. Electric Vehicle Charging Stations (Measures T-1.3 & T-1.4) All Projects: Will the project install electric vehicle charging stations (EVCSs) consistent with the following requirements: • Comply with the most recently updated version of the California Building Energy Efficiency Standards (Title 24, Part 6)? • For multi-family residential and commercial (i.e. office and retail commercial) projects, will the project install electric vehicle charging stations at a minimum of 10 percent of the total parking spaces provided? • For single-family residential projects, will the project install at least one EVCS in each new single-family home? Check "N/A" only if the project is not proposing any parking; or if the project does not propose any construction activities.	☑	☐	☐
Please substantiate how the project satisfies question 1: Homes will be built with EVCSs consistent with the above requirements, either installed in the garage, in the case of SFRs, or in at least 10% of the total parking spaces, in the case of MFRs.			
2. Pedestrian Infrastructure (Measure T-3.2) All Projects: If the following conditions are met, would the project pay its fair-share contribution or fully install pedestrian infrastructure improvements? ☐ The project frontage is located along a roadway for which pedestrian improvements are identified in the City's Street Design Manual, Pedestrian Master Plan, Trail Master Plan, or Safe Routes to School and Transit Plans; ☐ The proposed project would include site design amenities with pedestrian access points from the existing, identified roadway; and, ☐ The identified pedestrian improvements have not yet been installed. Or if they have been installed, the infrastructure is being redesigned, upgraded, and/or maintained to promote universal access. Check "N/A" only if the project does not propose any construction activities.	☑	☐	☐

Please substantiate how the project satisfies question 2:

As indicated per the checkbox above, the project will either pay its fair share contribution or fully install pedestrian improvements if the project fronts a roadway that has been identified for pedestrian improvements in one of the above-referenced City manuals or plans, if the project would include amenities with pedestrian access points from said identified roadway, and if those improvements have not yet been installed (or if the infrastructure is already installed, if it is being improved to promote universal access).

3. Transportation Demand Management and Transit (Measures T-3.4 and T-3.6) Single-Family Projects: N/A Multi-Family Residential Projects: If the project is located in the Downtown Specific Plan area and is proposing a reduction in over 15 percent of the required amount of on-site vehicular parking, would the project implement the following policies or programs? • The project would provide six-month transit passes to new residents; • The project establishes strong connections in site design to promote convenient access and transit orientation; and, • The project would monitor transit use by new residents for the first six months of project operations. Non-Residential Projects: If the project is located within the Downtown Specific Plan, South Centre City Specific Plan, or East Valley Parkway Specific Plan, will the project implement Transportation Demand Management (TDM) program that includes, at a minimum: • "End-of-trip" facilities for bicycle commuters (e.g. bicycle parking spaces, showers, lockers); • Discounted monthly North County Transit District (NCTD) passes or transit subsidies; • Informational material (provided to each employee or tenant) for carpool and vanpool ride-matching services; and • Parking cash-out policies. Check "N/A" only if the project is a single-family residential project; if the project is multi-family or non-residential but not located within the aforementioned specific plans; or if the project does not propose any construction activities..	☐	☐	☑

Please substantiate how the project satisfies question 3:

This is not applicable to the single-family portion of the project as the directions indicate above. Likewise, this is not applicable to the multi-family portion per the directions above as it is not located in the Downtown Specific Plan.

4. Bicycle Infrastructure (Measure T-3.5) All Projects: If the following conditions are met, would the project pay its fair-share contribution to bicycle infrastructure improvements? ☐ Intersection or roadway improvements are proposed as part of the project; and ☐ The City's Bicycle Master Plan for identifies bicycle infrastructure improvements at any intersection(s) or roadway segment(s) that would be impacted as part of the project. Check "N/A" if the intersection or roadway improvements required are fully in place to the satisfaction of the Director of Community Development; or if the project does not propose any construction activities.	☑	☐	☐

Please substantiate how the project satisfies question 4:

The project would pay its fair share contribution to bicycle infrastructure improvements if intersection or roadway improvements are proposed as part of the project, and if the City's Bicycle Master Plan identifies bicycle infrastructure improvements at any intersection or road segment impacted by the project. The City's Bicycle Master Plan does not identify any existing bicycle infrastructure improvements at any intersection or roadway segment impacted as part of the project.

Building Energy Use and Efficiency

5. Alternatively Fueled Water Heaters (Measures E-4.1 and E-4.2) Residential Projects: If the project is a new single-family or multi-family residential development, will the project install electric heat pump water heaters? Non-Residential Projects: If the project is non-residential, will the project install electric heat pump water heaters? Check "N/A" only if the project is non-residential and has an alteration and addition with a permit value of $200,000 or less; or if the project does not propose any construction activities.	☑	☐	☐

Please substantiate how the project satisfies question 5:

Per the City's July 2020 Climate Action Plan Initial Study, electric heat pump water heaters would be required for all new single-family and multi-family residential projects by City ordinance in 2023.

6. Electric Cooking Appliances (Measure E-4.2) Single-Family Residential Projects: N/A Multi-Family Residential Projects: If the project is a new multi-family residential development, will the project install only electric cooking appliances? Non-Residential Projects: N/A Check "N/A" only if the project is a single-family residential or non-residential project, or if the project does not propose any construction activities.	☑	☐	☐

Please substantiate how the project satisfies question 6:

This is not applicable to the single-family portion of the project as the directions indicate above. Per the City's July 2020 Climate Action Plan Initial Study, electric cooking appliances would be required by City ordinance for all new multi-family residential projects in 2023.

7. Zero Net Energy (Measure E-5.2) Residential Projects: N/A Commercial Projects: If the project is a new commercial retail or office development, would the project achieve zero net energy (i.e. the total amount of energy used on-site is equal to the amount of renewable energy created on-site) and comply with the most recently updated California Building Energy Efficiency Standards (Title 24, Part 6)? Check "N/A" only if the project is a residential or project, or if the project does not propose any construction activities.	☐	☐	☑

Please substantiate how the project satisfies question 7:

This is not applicable to the residential projects as the directions indicate above.

Landscaping and Land Conservation			
8. Landscape Water Consumption (Measure W-6.2) Single-Family Residential Projects: If the project is proposing a single-family or townhome model home development, would the project: • Fully equip all model homes with greywater systems and rain barrels (or other rainwater capture systems); and, • Offer greywater systems and rain barrels (or other rainwater capture systems) as an add-on option for new homes. Non-Residential Projects: N/A Check "N/A" if the project is not a single-family or townhome model home development; or if the project does not propose any construction activities.	☑	☐	☐

Please substantiate how the project satisfies question 8:

Per the City's July 2020 Climate Action Plan Initial Study, greywater systems and rain barrels (or other rainwater capture systems) would be required for all new single-family and townhome models by ordinance in 2022, as well as offering of greywater systems and rain barrels (or other rainwater capture systems) as an add-on option to new-home buyers.

9. Tree Planting (Measure C-9.1) All Projects: Would the project plant trees consistent with the following requirements? • Would the project plant a minimum of one tree for every four new parking spaces and/or demonstrate 50% canopy coverage in parking areas? Residential Projects: In addition to the planting requirements above for all projects, would the project be consistent with the following requirement? • Would the project plant a minimum of one tree per dwelling unit or pay an in-lieu fee? Check "N/A" only if the project is not proposing any landscaping; or if the City's landscape ordinance would not apply to the project.	☑	☐	☐

Please substantiate how the project satisfies question 9:

Per the City's July 2020 Climate Action Plan Initial Study, planting of at least one tree for every four new parking spaces and planting at least one tree per unit (or payment of in-lieu fee) would be required by updated City ordinance in 2022.