

Appendix C Air Quality/GHG Appendix

Appendices

This page intentionally left blank.

Air Quality and Greenhouse Gas Appendix

Emissions Worksheet

Regional Construction Emissions Worksheet:

Site Abatement							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.00	0.00
	Off-Road	0.33	3.37	4.90	0.01	0.17	0.15
	Total	0.33	3.37	4.90	0.01	0.17	0.15
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		0.39	3.56	5.48	0.01	0.38	0.21
Onsite	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.33	3.37	4.90	0.01	0.17	0.15
	Total	0.33	3.37	4.90	0.01	0.17	0.15
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		0.39	3.56	5.48	0.01	0.38	0.21

Demolition 2023							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	4.10	31.54	30.50	0.09	1.30	1.22
	Total	4.10	31.54	30.50	0.09	1.30	1.22
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL WINTER		4.16	31.72	31.07	0.09	1.51	1.28
Onsite	Off-Road	4.10	31.54	30.50	0.09	1.30	1.22
	Total	4.10	31.54	30.50	0.09	1.30	1.22
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		4.16	31.72	31.07	0.09	1.51	1.28

Demolition Haul 2023							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.61	0.09
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.61	0.09
Offsite	Hauling	0.01	0.70	0.26	0.00	0.09	0.03
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.01	0.70	0.26	0.00	0.09	0.03
TOTAL		0.01	0.70	0.26	0.00	0.70	0.12
Onsite	Fugitive Dust	0.00	0.00	0.00	0.00	0.61	0.09
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.61	0.09
Offsite	Hauling	0.01	0.70	0.26	0.00	0.09	0.03
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.01	0.70	0.26	0.00	0.09	0.03
TOTAL		0.01	0.70	0.26	0.00	0.70	0.12

Regional Construction Emissions Worksheet:

Demolition, Site Preparation, Rough Grading/Earthwork 2023							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					11.71	4.78
	Off-Road	11.39	106.93	95.00	0.22	4.46	4.13
	Total	11.39	106.93	95.00	0.22	16.16	8.91
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.20	0.13	1.83	0.01	0.66	0.18
	Total	0.21	0.57	2.01	0.01	0.74	0.20
TOTAL		11.60	107.49	97.01	0.23	16.90	9.11
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	11.71	4.78
	Off-Road	11.39	106.93	95.00	0.22	4.46	4.13
	Total	11.39	106.93	95.00	0.22	16.16	8.91
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.20	0.13	1.83	0.01	0.66	0.18
	Total	0.21	0.57	2.01	0.01	0.74	0.20
TOTAL		11.60	107.49	97.01	0.23	16.90	9.11

Demolition, Site Preparation, Rough Grading/Earthwork 2024							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					11.71	4.78
	Off-Road	10.91	98.86	92.77	0.22	4.09	3.79
	Total	10.91	98.86	92.77	0.22	15.80	8.57
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.19	0.11	1.70	0.01	0.66	0.18
	Total	0.20	0.55	1.88	0.01	0.74	0.20
TOTAL		11.10	99.41	94.65	0.23	16.54	8.77
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	11.71	4.78
	Off-Road	10.91	98.86	92.77	0.22	4.09	3.79
	Total	10.91	98.86	92.77	0.22	15.80	8.57
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.19	0.11	1.70	0.01	0.66	0.18
	Total	0.20	0.55	1.88	0.01	0.74	0.20
TOTAL		11.10	99.41	94.65	0.23	16.54	8.77

Site Preparation Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					0.04	0.01
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.04	0.01
Offsite							
	Hauling	0.31	22.81	7.11	0.11	3.38	1.04
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.31	22.81	7.11	0.11	3.38	1.04
TOTAL		0.31	22.81	7.11	0.11	3.42	1.05
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	0.04	0.01
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.04	0.01
Offsite							
	Hauling	0.31	22.81	7.11	0.11	3.38	1.04
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.31	22.81	7.11	0.11	3.38	1.04
TOTAL		0.31	22.81	7.11	0.11	3.42	1.05

Regional Construction Emissions Worksheet:

Rough Grading Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.07	0.01
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.07	0.01
Offsite	Hauling	0.57	41.91	13.07	0.20	6.21	1.91
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.57	41.91	13.07	0.20	6.21	1.91
TOTAL		0.57	41.91	13.07	0.20	6.28	1.92
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.07	0.01
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.07	0.01
Offsite	Hauling	0.57	41.91	13.07	0.20	6.21	1.91
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.57	41.91	13.07	0.20	6.21	1.91
TOTAL		0.57	41.91	13.07	0.20	6.28	1.92
Site Preparation and Rough Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.29	0.12	0.00	0.05	0.02
	Worker	0.10	0.06	0.96	0.00	0.37	0.10
	Total	0.11	0.36	1.08	0.00	0.42	0.12
TOTAL		7.45	72.27	71.26	0.14	14.30	7.66
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.29	0.12	0.00	0.05	0.02
	Worker	0.10	0.06	0.96	0.00	0.37	0.10
	Total	0.11	0.36	1.08	0.00	0.42	0.12
TOTAL		7.45	72.27	71.26	0.14	14.30	7.66
Site Preparation, Rough Grading, Utilities Trenching							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.11	0.07	1.04	0.00	0.40	0.11
	Total	0.12	0.51	1.22	0.01	0.48	0.13
TOTAL		7.46	72.42	71.39	0.14	14.36	7.68
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.11	0.07	1.04	0.00	0.40	0.11
	Total	0.12	0.51	1.22	0.01	0.48	0.13
TOTAL		7.46	72.42	71.39	0.14	14.36	7.68

Regional Construction Emissions Worksheet:

Building Construction (Site Preparation, Rough Grading, Utilities Trenching, Fine Grading, Paving Overlap)							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.09	9.58	10.26	0.02	0.44	0.41
	Total	1.09	9.58	10.26	0.02	0.44	0.41
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL	3.26	18.88	31.56	0.12	8.81	2.73	
Onsite	Winter						
	Off-Road	1.09	9.58	10.26	0.02	0.44	0.41
	Total	1.09	9.58	10.26	0.02	0.44	0.41
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL	3.26	18.88	31.56	0.12	8.81	2.73	
Site Preparation, Rough Grading, Utilities Trenching, Fine Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.02	0.58	0.24	0.00	0.10	0.03
	Worker	0.14	0.08	1.25	0.00	0.49	0.13
	Total	0.15	0.67	1.49	0.01	0.59	0.16
TOTAL	7.49	72.58	71.67	0.14	14.47	7.71	
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	10.77	4.68
	Off-Road	7.34	71.91	70.18	0.13	3.11	2.86
	Total	7.34	71.91	70.18	0.13	13.88	7.54
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.02	0.58	0.24	0.00	0.10	0.03
	Worker	0.14	0.08	1.25	0.00	0.49	0.13
	Total	0.15	0.67	1.49	0.01	0.59	0.16
TOTAL	7.49	72.58	71.67	0.14	14.47	7.71	
Fine Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.23	0.03
	Off-Road	0.89	8.24	11.68	0.02	0.42	0.38
	Total	0.89	8.24	11.68	0.02	0.65	0.41
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.02	0.01	0.21	0.00	0.08	0.02
	Total	0.03	0.16	0.27	0.00	0.11	0.03
TOTAL	0.91	8.40	11.96	0.02	0.76	0.44	
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.23	0.03
	Off-Road	0.89	8.24	11.68	0.02	0.42	0.38
	Total	0.89	8.24	11.68	0.02	0.65	0.41
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.02	0.01	0.21	0.00	0.08	0.02
	Total	0.03	0.16	0.27	0.00	0.11	0.03
TOTAL	0.91	8.40	11.96	0.02	0.76	0.44	

Regional Construction Emissions Worksheet:

Fine Grading Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite	Hauling	0.24	17.67	5.51	0.08	2.62	0.81
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.24	17.67	5.51	0.08	2.62	0.81
TOTAL		0.24	17.67	5.51	0.08	2.65	0.81
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite	Hauling	0.24	17.67	5.51	0.08	2.62	0.81
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.24	17.67	5.51	0.08	2.62	0.81
TOTAL		0.24	17.67	5.51	0.08	2.65	0.81

Paving							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.97	9.35	14.33	0.02	0.46	0.42
	Paving	0.27				0.00	0.00
	Total	1.24	9.35	14.33	0.02	0.46	0.42
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.37	0.15	0.00	0.06	0.02
	Worker	0.04	0.03	0.40	0.00	0.16	0.04
	Total	0.05	0.39	0.55	0.00	0.22	0.06
TOTAL		1.29	9.74	14.87	0.03	0.68	0.48
Onsite	Winter						
	Off-Road	0.97	9.35	14.33	0.02	0.46	0.42
	Paving	0.27	0.00	0.00	0.00	0.00	0.00
	Total	1.24	9.35	14.33	0.02	0.46	0.42
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.37	0.15	0.00	0.06	0.02
	Worker	0.04	0.03	0.40	0.00	0.16	0.04
	Total	0.05	0.39	0.55	0.00	0.22	0.06
TOTAL		1.29	9.74	14.87	0.03	0.68	0.48

Building Construction 2024							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.47	13.38	16.13	0.03	0.61	0.57
	Total	1.47	13.38	16.13	0.03	0.61	0.57
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL		3.64	22.68	37.43	0.12	8.98	2.89
Onsite	Winter						
	Off-Road	1.47	13.38	16.13	0.03	0.61	0.57
	Total	1.47	13.38	16.13	0.03	0.61	0.57
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL		3.64	22.68	37.43	0.12	8.98	2.89

Regional Construction Emissions Worksheet:

Building Construction 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.06	3.29	0.04	1.37	0.43
	Worker	1.86	1.09	16.94	0.06	7.00	1.89
	Total	2.07	9.15	20.22	0.10	8.37	2.32
TOTAL	3.43	21.56	36.28	0.12	8.90	2.81	
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.06	3.29	0.04	1.37	0.43
	Worker	1.86	1.09	16.94	0.06	7.00	1.89
	Total	2.07	9.15	20.22	0.10	8.37	2.32
TOTAL	3.43	21.56	36.28	0.12	8.90	2.81	
Building Construction 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.01	3.28	0.04	1.37	0.43
	Worker	1.77	1.00	16.05	0.06	7.00	1.89
	Total	1.98	9.00	19.32	0.09	8.37	2.32
TOTAL	3.34	21.41	35.37	0.12	8.89	2.81	
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.01	3.28	0.04	1.37	0.43
	Worker	1.77	1.00	16.05	0.06	7.00	1.89
	Total	1.98	9.00	19.32	0.09	8.37	2.32
TOTAL	3.34	21.41	35.37	0.12	8.89	2.81	
Architectural Coating 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Archit. Coating	13.06				0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.37	0.22	3.38	0.01	1.40	0.38
	Total	0.37	0.22	3.38	0.01	1.40	0.38
TOTAL	13.60	1.36	5.19	0.01	1.45	0.43	
Onsite	Winter						
	Archit. Coating	13.06	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.37	0.22	3.38	0.01	1.40	0.38
	Total	0.37	0.22	3.38	0.01	1.40	0.38
TOTAL	13.60	1.36	5.19	0.01	1.45	0.43	

Regional Construction Emissions Worksheet:

Architectural Coating 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Archit. Coating	13.06				0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.35	0.20	3.20	0.01	1.40	0.38
	Total	0.35	0.20	3.20	0.01	1.40	0.38
TOTAL		13.58	1.34	5.01	0.01	1.45	0.43

Onsite	Winter						
	Archit. Coating	13.06	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.35	0.20	3.20	0.01	1.40	0.38
	Total	0.35	0.20	3.20	0.01	1.40	0.38
TOTAL		13.58	1.34	5.01	0.01	1.45	0.43

Finishing/Landscaping (Building Construction Overlap) 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling					0.00	0.00
	Vendor					0.00	0.00
	Worker					0.00	0.00
	Total					0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Onsite	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Finishing/Landscaping (Building Construction Overlap) 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling					0.00	0.00
	Vendor					0.00	0.00
	Worker					0.00	0.00
	Total					0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Onsite	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Regional Construction Emissions Worksheet:

Finishing/Landscaping 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.13	1.33	2.22	0.00	0.05	0.05
	Total	0.13	1.33	2.22	0.00	0.05	0.05
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.07	0.03	0.00	0.01	0.00
	Worker	0.01	0.00	0.07	0.00	0.03	0.01
	Total	0.01	0.08	0.10	0.00	0.04	0.01
TOTAL		0.14	1.41	2.32	0.00	0.10	0.06
Onsite							
	Off-Road	0.13	1.33	2.22	0.00	0.05	0.05
	Total	0.13	1.33	2.22	0.00	0.05	0.05
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.07	0.03	0.00	0.01	0.00
	Worker	0.01	0.00	0.07	0.00	0.03	0.01
	Total	0.01	0.08	0.10	0.00	0.04	0.01
TOTAL		0.14	1.41	2.32	0.00	0.10	0.06

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Site Abatement	0	4	5	0	0	0
Demolition 2023	4	32	31	0	2	1
Demolition 2023 and Debris Haul 2023	4	32	31	0	2	1
Demolition and Debris Haul (2023), Site Preparation (2023), Rough Grading (2023)	12	108	97	0	18	9
Demolition (2024), Site Preparation (2024), Rough Grading (2024)	11	99	95	0	17	9
Site Preparation (2024) and Rough Grading (2024)	7	72	71	0	14	8
Site Preparation (2024), Rough Grading (2024), and Utilities Trenching	7	72	71	0	14	8
Site Preparation (2024), Rough Grading (2024), Utilities Trenching, and Building Construction	11	91	103	0	23	10
Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction	12	156	123	1	33	13
Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction, Fine Grading and Soil Haul, and Paving	13	184	144	1	36	15
Building Construction (2024), Fine Grading and Soil Haul, Paving	6	55	64	0	13	4
Building Construction (2024), Fine Grading, and Paving	5	37	58	0	10	4
Building Construction (2024)	4	23	37	0	9	3
Building Construction (2025)	3	22	36	0	9	3
Building Construction (2025), Architectural Coating (2025), Landscaping (2025)	17	23	41	0	10	3
Building Construction (2026), Architectural Coating (2026), Landscaping (2026)	17	23	40	0	10	3
Landscaping (2026)	0	1	2	0	0	0
MAX DAILY	17	184	144	1	36	15
Regional Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	Yes	No	No	No	No

Construction LST Worksheet:

Site Abatement						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Fugitive Dust				0.00	0.00
	Off-Road		3.37	4.90	0.17	0.15
	Total		3.37	4.90	0.17	0.15
TOTAL			3.37	4.90	0.17	0.15
Onsite		2023				
	Fugitive Dust		0.00	0.00	0.00	0.00
	Off-Road		3.37	4.90	0.17	0.15
	Total		3.37	4.90	0.17	0.15
TOTAL			3.37	4.90	0.17	0.15
Demolition 2023						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Off-Road		31.54	30.50	1.30	1.22
	Total		31.54	30.50	1.30	1.22
TOTAL WINTER			31.54	30.50	1.30	1.22
Onsite		2023				
	Off-Road		31.54	30.50	1.30	1.22
	Total		31.54	30.50	1.30	1.22
TOTAL			31.54	30.50	1.30	1.22
Demolition Haul 2023						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Fugitive Dust				0.61	0.09
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.61	0.09
TOTAL			0.00	0.00	0.61	0.09
Onsite		2023				
	Fugitive Dust		0.00	0.00	0.61	0.09
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.61	0.09
TOTAL			0.00	0.00	0.61	0.09
Demolition, Site Preparation, Rough Grading/Earthwork 2023						
			NOx	CO	PM10 Total	PM2.5 Total
TOTAL			0.00	0.00	0.00	0.00
Onsite		2023				
	Fugitive Dust				11.71	4.78
	Off-Road		106.93	95.00	4.46	4.13
	Total		106.93	95.00	16.16	8.91
TOTAL			106.93	95.00	16.16	8.91
Onsite		2023				
	Fugitive Dust		0.00	0.00	11.71	4.78
	Off-Road		106.93	95.00	4.46	4.13
	Total		106.93	95.00	16.16	8.91
TOTAL			106.93	95.00	16.16	8.91
Demolition, Site Preparation, Rough Grading/Earthwork 2024						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				11.71	4.78
	Off-Road		98.86	92.77	4.09	3.79
	Total		98.86	92.77	15.80	8.57
TOTAL			98.86	92.77	15.80	8.57
Onsite		2024				
	Fugitive Dust		0.00	0.00	11.71	4.78
	Off-Road		98.86	92.77	4.09	3.79
	Total		98.86	92.77	15.80	8.57
TOTAL			98.86	92.77	15.80	8.57

Site Preparation Soil Haul						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Fugitive Dust				0.04	0.01
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.04	0.01
TOTAL			0.00	0.00	0.04	0.01
Onsite	Fugitive Dust		0.00	0.00	0.04	0.01
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.04	0.01
TOTAL			0.00	0.00	0.04	0.01
Rough Grading Soil Haul						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Fugitive Dust				0.07	0.01
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.07	0.01
TOTAL			0.00	0.00	0.07	0.01
Onsite	Fugitive Dust		0.00	0.00	0.07	0.01
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.07	0.01
TOTAL			0.00	0.00	0.07	0.01
Site Preparation and Rough Grading						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Fugitive Dust				10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54
Onsite	Fugitive Dust		0.00	0.00	10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54
Site Preparation, Rough Grading, Utilities Trenching						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Fugitive Dust				10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54
Onsite	Fugitive Dust		0.00	0.00	10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54
Building Construction (Site Preparation, Rough Grading, Utilities Trenching, Fine Grading, Paving Overlap)						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Off-Road		9.58	10.26	0.44	0.41
	Total		9.58	10.26	0.44	0.41
TOTAL			9.58	10.26	0.44	0.41
Onsite	Off-Road		9.58	10.26	0.44	0.41
	Total		9.58	10.26	0.44	0.41
TOTAL			9.58	10.26	0.44	0.41
Site Preparation, Rough Grading, Utilities Trenching, Fine Grading						
		2024	NOx	CO	PM10 Total	PM2.5 Total
Onsite	Fugitive Dust				10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54
Onsite	Fugitive Dust		0.00	0.00	10.77	4.68
	Off-Road		71.91	70.18	3.11	2.86
	Total		71.91	70.18	13.88	7.54
TOTAL			71.91	70.18	13.88	7.54

Fine Grading						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				0.23	0.03
	Off-Road		8.24	11.68	0.42	0.38
	Total		8.24	11.68	0.65	0.41
TOTAL			8.24	11.68	0.65	0.41
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.23	0.03
	Off-Road		8.24	11.68	0.42	0.38
	Total		8.24	11.68	0.65	0.41
TOTAL			8.24	11.68	0.65	0.41
Fine Grading Soil Haul						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Paving						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Off-Road		9.35	14.33	0.46	0.42
	Paving				0.00	0.00
	Total		9.35	14.33	0.46	0.42
TOTAL			9.35	14.33	0.46	0.42
Onsite		2024				
	Off-Road		9.35	14.33	0.46	0.42
	Paving		0.00	0.00	0.00	0.00
	Total		9.35	14.33	0.46	0.42
TOTAL			9.35	14.33	0.46	0.42
Building Construction 2024						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Off-Road		13.38	16.13	0.61	0.57
	Total		13.38	16.13	0.61	0.57
TOTAL			13.38	16.13	0.61	0.57
Onsite		2024				
	Off-Road		13.38	16.13	0.61	0.57
	Total		13.38	16.13	0.61	0.57
TOTAL			13.38	16.13	0.61	0.57
Building Construction 2025						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2025				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Onsite		2025				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Building Construction 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Onsite		2026				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49

Architectural Coating 2025						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2025				
	Archit. Coating				0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Onsite		2025				
	Archit. Coating		0.00	0.00	0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Architectural Coating 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Archit. Coating				0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Onsite		2026				
	Archit. Coating		0.00	0.00	0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Finishing/Landscaping (Building Construction Overlap) 2025						
			NOx	CO	PM10 Total	PM2.5 Total
TOTAL			0.00	0.00	0.00	0.00
Onsite		2025				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Onsite		2025				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Finishing/Landscaping (Building Construction Overlap) 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Onsite		2026				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Finishing/Landscaping 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		1.33	2.22	0.05	0.05
	Total		1.33	2.22	0.05	0.05
TOTAL			1.33	2.22	0.05	0.05
Onsite		2026				
	Off-Road		1.33	2.22	0.05	0.05
	Total		1.33	2.22	0.05	0.05
TOTAL			1.33	2.22	0.05	0.05
Site Abatement						
			NOx	CO	PM10 Total	PM2.5 Total
			3	5	0.17	0.15
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no
Demolition 2023						
			NOx	CO	PM10 Total	PM2.5 Total
			32	30	1.30	1.22
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no

<i>Demolition 2023 and Debris Haul 2023</i>	32	30	1.91	1.31
≤1.00 Acre LST	91	696	4.00	3.00
Exceeds LST?	no	no	no	no
<i>Demolition and Debris Haul (2023), Site Preparation (2023), Rough Grading (2023)</i>	107	95	16.77	9.00
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	yes
<i>Demolition (2024), Site Preparation (2024), Rough Grading (2024)</i>	99	93	15.80	8.57
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	yes
<i>Site Preparation (2024) and Rough Grading (2024)</i>	72	70	13.88	7.54
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	no
<i>Site Preparation (2024), Rough Grading (2024), and Utilities Trenching</i>	72	70	13.88	7.54
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	no
<i>Site Preparation (2024), Rough Grading (2024), Utilities Trenching, and Building Construction</i>	81	80	14.32	7.96
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	no
<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	81	80	14.39	7.97
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	no
<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	81	80	14.42	7.97
≥5.00 Acre LST	197	1,804	11.99	8.00
Exceeds LST?	no	no	yes	no

<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction, Fine Grading and Soil Haul, and Paving</i>	91	95	14.91	8.40
≥5.00 Acre LST	197	1,804	11.99	8.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>yes</i>	<i>yes</i>
<i>Building Construction (2024), Fine Grading and Soil Haul, Paving</i>	27	36	1.57	1.25
1.50 Acre LST	111	844	5.00	3.50
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2024), Fine Grading, and Paving</i>	27	36	1.55	1.24
1.50 Acre LST	111	844	5.00	3.50
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2024)</i>	13	16	0.61	0.57
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2025)</i>	12	16	0.53	0.49
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2025), Architectural Coating (2025), Landscaping (2025)</i>	14	18	0.58	0.55
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2026), Architectural Coating (2026), Landscaping (2026)</i>	14	18	0.58	0.55
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Landscaping (2026)</i>	1	2	0.05	0.05
≤1.00 Acre LST	91	696	4.00	3.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Regional Mitigated Construction Emissions Worksheet:

Site Abatement							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.00	0.00
	Off-Road	0.33	3.37	4.90	0.01	0.17	0.15
	Total	0.33	3.37	4.90	0.01	0.17	0.15
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		0.39	3.56	5.48	0.01	0.38	0.21
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.33	3.37	4.90	0.01	0.17	0.15
	Total	0.33	3.37	4.90	0.01	0.17	0.15
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		0.39	3.56	5.48	0.01	0.38	0.21

Demolition 2023							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	4.10	31.54	30.50	0.09	1.30	1.22
	Total	4.10	31.54	30.50	0.09	1.30	1.22
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL WINTER		4.16	31.72	31.07	0.09	1.51	1.28
Onsite	Winter						
	Off-Road	4.10	31.54	30.50	0.09	1.30	1.22
	Total	4.10	31.54	30.50	0.09	1.30	1.22
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.06	0.04	0.51	0.00	0.19	0.05
	Total	0.06	0.18	0.57	0.00	0.21	0.06
TOTAL		4.16	31.72	31.07	0.09	1.51	1.28

Demolition 2024							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.05	4.55	40.06	0.09	0.14	0.14
	Total	1.05	4.55	40.06	0.09	0.14	0.14
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.05	0.03	0.48	0.00	0.19	0.05
	Total	0.06	0.18	0.54	0.00	0.21	0.06
TOTAL WINTER		1.11	4.73	40.60	0.09	0.35	0.20
Onsite	Winter						
	Off-Road	1.05	4.55	40.06	0.09	0.14	0.14
	Total	1.05	4.55	40.06	0.09	0.14	0.14
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.05	0.03	0.48	0.00	0.19	0.05
	Total	0.06	0.18	0.54	0.00	0.21	0.06
TOTAL		1.11	4.73	40.60	0.09	0.35	0.20

Regional Mitigated Construction Emissions Worksheet:

Demolition Haul 2023							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.61	0.09
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.61	0.09
Offsite	Hauling	0.01	0.70	0.26	0.00	0.09	0.03
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.01	0.70	0.26	0.00	0.09	0.03
TOTAL		0.01	0.70	0.26	0.00	0.70	0.12
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.61	0.09
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.61	0.09
Offsite	Hauling	0.01	0.70	0.26	0.00	0.09	0.03
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.01	0.70	0.26	0.00	0.09	0.03
TOTAL		0.01	0.70	0.26	0.00	0.70	0.12
Site Preparation and Rough Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					9.34	4.06
	Off-Road	1.64	7.09	70.44	0.13	0.22	0.22
	Total	1.64	7.09	70.44	0.13	9.56	4.28
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.29	0.12	0.00	0.05	0.02
	Worker	0.10	0.06	0.96	0.00	0.37	0.10
	Total	0.11	0.36	1.08	0.00	0.42	0.12
TOTAL		1.75	7.45	71.52	0.14	9.98	4.39
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	9.34	4.06
	Off-Road	1.64	7.09	70.44	0.13	0.22	0.22
	Total	1.64	7.09	70.44	0.13	9.56	4.28
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.29	0.12	0.00	0.05	0.02
	Worker	0.10	0.06	0.96	0.00	0.37	0.10
	Total	0.11	0.36	1.08	0.00	0.42	0.12
TOTAL		1.75	7.45	71.52	0.14	9.98	4.39
Site Preparation Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite	Hauling	0.31	22.81	7.11	0.11	3.38	1.04
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.31	22.81	7.11	0.11	3.38	1.04
TOTAL		0.31	22.81	7.11	0.11	3.41	1.05
Onsite	Winter						
	Fugitive Dust	0.00	0.00	0.00	0.00	0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite	Hauling	0.31	22.81	7.11	0.11	3.38	1.04
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.31	22.81	7.11	0.11	3.38	1.04
TOTAL		0.31	22.81	7.11	0.11	3.41	1.05

Regional Mitigated Construction Emissions Worksheet:

Rough Grading Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite	Hauling	0.28	20.95	6.53	0.10	3.11	0.96
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.28	20.95	6.53	0.10	3.11	0.96
TOTAL		0.28	20.95	6.53	0.10	3.14	0.96

Site Preparation, Rough Grading, Utilities Trenching							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Fugitive Dust					9.34	4.06
	Off-Road	1.64	7.09	70.44	0.13	0.22	0.22
	Total	1.64	7.09	70.44	0.13	9.56	4.28
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.44	0.18	0.00	0.07	0.02
	Worker	0.11	0.07	1.04	0.00	0.40	0.11
	Total	0.12	0.51	1.22	0.01	0.48	0.13
TOTAL		1.76	7.60	71.66	0.14	10.03	4.41

Building Construction (Site Preparation, Rough Grading, Utilities Trenching, Fine Grading, Paving Overlap)							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.42	2.17	11.43	0.02	0.07	0.07
	Total	0.42	2.17	11.43	0.02	0.07	0.07
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL		2.60	11.48	32.73	0.12	8.44	2.39

Onsite	Off-Road	0.42	2.17	11.43	0.02	0.07	0.07
	Total	0.42	2.17	11.43	0.02	0.07	0.07
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL		2.60	11.48	32.73	0.12	8.44	2.39

Regional Mitigated Construction Emissions Worksheet:

Site Preparation, Rough Grading, Utilities Trenching, Fine Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					8.12	3.93
	Off-Road	1.64	7.09	70.44	0.13	0.22	0.22
	Total	1.64	7.09	70.44	0.13	8.34	4.15
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.14	0.08	1.25	0.00	0.49	0.13
	Total	0.14	0.08	1.25	0.00	0.49	0.13
TOTAL		1.77	7.17	71.69	0.14	8.83	4.28
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	8.12	3.93
	Off-Road	1.64	7.09	70.44	0.13	0.22	0.22
	Total	1.64	7.09	70.44	0.13	8.34	4.15
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.14	0.08	1.25	0.00	0.49	0.13
	Total	0.14	0.08	1.25	0.00	0.49	0.13
TOTAL		1.77	7.17	71.69	0.14	8.83	4.28
Fine Grading							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					0.23	0.03
	Off-Road	0.89	8.24	11.68	0.02	0.42	0.38
	Total	0.89	8.24	11.68	0.02	0.65	0.41
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.02	0.01	0.21	0.00	0.08	0.02
	Total	0.03	0.16	0.27	0.00	0.11	0.03
TOTAL		0.91	8.40	11.96	0.02	0.76	0.44
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	0.23	0.03
	Off-Road	0.89	8.24	11.68	0.02	0.42	0.38
	Total	0.89	8.24	11.68	0.02	0.65	0.41
Offsite							
	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.15	0.06	0.00	0.02	0.01
	Worker	0.02	0.01	0.21	0.00	0.08	0.02
	Total	0.03	0.16	0.27	0.00	0.11	0.03
TOTAL		0.91	8.40	11.96	0.02	0.76	0.44
Fine Grading Soil Haul							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite		Winter					
	Fugitive Dust					0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite							
	Hauling	0.24	17.67	5.51	0.08	2.62	0.81
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.24	17.67	5.51	0.08	2.62	0.81
TOTAL		0.24	17.67	5.51	0.08	2.65	0.81
Onsite							
	Fugitive Dust	0.00	0.00	0.00	0.00	0.03	0.00
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.03	0.00
Offsite							
	Hauling	0.24	17.67	5.51	0.08	2.62	0.81
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.24	17.67	5.51	0.08	2.62	0.81
TOTAL		0.24	17.67	5.51	0.08	2.65	0.81

Regional Mitigated Construction Emissions Worksheet:

Paving							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.97	9.35	14.33	0.02	0.46	0.42
	Paving	0.27				0.00	0.00
	Total	1.24	9.35	14.33	0.02	0.46	0.42
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.01	0.37	0.15	0.00	0.06	0.02
	Worker	0.04	0.03	0.40	0.00	0.16	0.04
	Total	0.05	0.39	0.55	0.00	0.22	0.06
TOTAL		1.29	9.74	14.87	0.03	0.68	0.48

Building Construction 2024							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.47	13.38	16.13	0.03	0.61	0.57
	Total	1.47	13.38	16.13	0.03	0.61	0.57
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.10	3.30	0.04	1.37	0.43
	Worker	1.96	1.20	17.99	0.06	7.00	1.89
	Total	2.18	9.31	21.30	0.10	8.37	2.32
TOTAL		3.64	22.68	37.43	0.12	8.98	2.89

Building Construction 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.06	3.29	0.04	1.37	0.43
	Worker	1.86	1.09	16.94	0.06	7.00	1.89
	Total	2.07	9.15	20.22	0.10	8.37	2.32
TOTAL		3.43	21.56	36.28	0.12	8.90	2.81

Regional Mitigated Construction Emissions Worksheet:

Building Construction 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.01	3.28	0.04	1.37	0.43
	Worker	1.77	1.00	16.05	0.06	7.00	1.89
	Total	1.98	9.00	19.32	0.09	8.37	2.32
TOTAL	3.34	21.41	35.37	0.12	8.89	2.81	
Onsite	Winter						
	Off-Road	1.36	12.41	16.05	0.03	0.53	0.49
	Total	1.36	12.41	16.05	0.03	0.53	0.49
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.21	8.01	3.28	0.04	1.37	0.43
	Worker	1.77	1.00	16.05	0.06	7.00	1.89
	Total	1.98	9.00	19.32	0.09	8.37	2.32
TOTAL	3.34	21.41	35.37	0.12	8.89	2.81	
Architectural Coating 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Archit. Coating	13.06				0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.37	0.22	3.38	0.01	1.40	0.38
	Total	0.37	0.22	3.38	0.01	1.40	0.38
TOTAL	13.60	1.36	5.19	0.01	1.45	0.43	
Onsite	Winter						
	Archit. Coating	13.06	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.37	0.22	3.38	0.01	1.40	0.38
	Total	0.37	0.22	3.38	0.01	1.40	0.38
TOTAL	13.60	1.36	5.19	0.01	1.45	0.43	
Architectural Coating 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Archit. Coating	13.06				0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.35	0.20	3.20	0.01	1.40	0.38
	Total	0.35	0.20	3.20	0.01	1.40	0.38
TOTAL	13.58	1.34	5.01	0.01	1.45	0.43	
Onsite	Winter						
	Archit. Coating	13.06	0.00	0.00	0.00	0.00	0.00
	Off-Road	0.17	1.15	1.81	0.00	0.05	0.05
	Total	13.23	1.15	1.81	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.35	0.20	3.20	0.01	1.40	0.38
	Total	0.35	0.20	3.20	0.01	1.40	0.38
TOTAL	13.58	1.34	5.01	0.01	1.45	0.43	

Regional Mitigated Construction Emissions Worksheet:

Finishing/Landscaping (Building Construction Overlap) 2025							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling					0.00	0.00
	Vendor					0.00	0.00
	Worker					0.00	0.00
	Total					0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Finishing/Landscaping (Building Construction Overlap) 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling					0.00	0.00
	Vendor					0.00	0.00
	Worker					0.00	0.00
	Total					0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00
Onsite	Winter						
	Off-Road	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.00	0.00	0.00	0.00	0.00
	Worker	0.00	0.00	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.00	0.00	0.00	0.00	0.00

Finishing/Landscaping 2026							
		ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Onsite	Winter						
	Off-Road	0.13	1.33	2.22	0.00	0.05	0.05
	Total	0.13	1.33	2.22	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.07	0.03	0.00	0.01	0.00
	Worker	0.01	0.00	0.07	0.00	0.03	0.01
	Total	0.01	0.08	0.10	0.00	0.04	0.01
TOTAL		0.14	1.41	2.32	0.00	0.10	0.06
Onsite	Winter						
	Off-Road	0.13	1.33	2.22	0.00	0.05	0.05
	Total	0.13	1.33	2.22	0.00	0.05	0.05
Offsite	Hauling	0.00	0.00	0.00	0.00	0.00	0.00
	Vendor	0.00	0.07	0.03	0.00	0.01	0.00
	Worker	0.01	0.00	0.07	0.00	0.03	0.01
	Total	0.01	0.08	0.10	0.00	0.04	0.01
TOTAL		0.14	1.41	2.32	0.00	0.10	0.06

Regional Mitigated Construction Emissions Worksheet:

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
<i>Site Abatement</i>	0	4	5	0	0	0
<i>Demolition 2023</i>	4	32	31	0	2	1
<i>Demolition 2023 and Debris Haul 2023</i>	4	32	31	0	2	1
<i>Demolition (2024)</i>	1	5	41	0	0	0
<i>Site Preparation (2024) and Rough Grading (2024)</i>	2	7	72	0	10	4
<i>Site Preparation (2024) and Rough Grading and Soil Haul (2024)</i>	2	28	78	0	13	5
<i>Site Preparation (2024), Rough Grading and Soil Haul (2024), and Utilities Trenching</i>	2	29	78	0	13	5
<i>Site Preparation (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	5	40	111	0	22	8
<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	5	63	118	0	25	9
<i>Site Preparation (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction, Fine Grading and Soil Haul, and Paving</i>	6	90	138	1	27	10
<i>Building Construction (2024), Fine Grading and Soil Haul, Paving</i>	5	47	65	0	13	4
<i>Building Construction (2024), Fine Grading, and Paving</i>	5	30	60	0	10	3
<i>Building Construction (2024)</i>	4	23	37	0	9	3
<i>Building Construction (2025)</i>	3	22	36	0	9	3
<i>Building Construction (2025), Architectural Coating (2025), Landscaping (2025)</i>	17	23	41	0	10	3
<i>Building Construction (2026), Architectural Coating (2026), Landscaping (2026)</i>	17	23	40	0	10	3
<i>Landscaping (2026)</i>	0	1	2	0	0	0
MAX DAILY	17	90	138	1	27	10
Regional Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Mitigated Construction LST Worksheet:

Site Abatement						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Fugitive Dust				0.00	0.00
	Off-Road		3.37	4.90	0.17	0.15
	Total		3.37	4.90	0.17	0.15
TOTAL			3.37	4.90	0.17	0.15
Onsite		2023				
	Fugitive Dust		0.00	0.00	0.00	0.00
	Off-Road		3.37	4.90	0.17	0.15
	Total		3.37	4.90	0.17	0.15
TOTAL			3.37	4.90	0.17	0.15
Demolition 2023						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Off-Road		31.54	30.50	1.30	1.22
	Total		31.54	30.50	1.30	1.22
TOTAL WINTER			31.54	30.50	1.30	1.22
Onsite		2023				
	Off-Road		31.54	30.50	1.30	1.22
	Total		31.54	30.50	1.30	1.22
TOTAL			31.54	30.50	1.30	1.22
Demolition 2024						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Off-Road		4.55	40.06	0.14	0.14
	Total		4.55	40.06	0.14	0.14
TOTAL WINTER			4.55	40.06	0.14	0.14
Onsite		2023				
	Off-Road		4.55	40.06	0.14	0.14
	Total		4.55	40.06	0.14	0.14
TOTAL			4.55	40.06	0.14	0.14
Demolition Haul 2023						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Fugitive Dust				0.61	0.09
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.61	0.09
TOTAL			0.00	0.00	0.61	0.09
Onsite		2023				
	Fugitive Dust		0.00	0.00	0.61	0.09
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.61	0.09
TOTAL			0.00	0.00	0.61	0.09
Site Preparation and Rough Grading						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				9.34	4.06
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	9.56	4.28
TOTAL			7.09	70.44	9.56	4.28
Onsite		2024				
	Fugitive Dust		0.00	0.00	9.34	4.06
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	9.56	4.28
TOTAL			7.09	70.44	9.56	4.28
Site Preparation Soil Haul						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2023				
	Fugitive Dust				0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Onsite		2023				
	Fugitive Dust		0.00	0.00	0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00

Rough Grading Soil Haul						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Site Preparation, Rough Grading, Utilities Trenching						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				9.34	4.06
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	9.56	4.28
TOTAL			7.09	70.44	9.56	4.28
Onsite		2024				
	Fugitive Dust		0.00	0.00	9.34	4.06
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	9.56	4.28
TOTAL			7.09	70.44	9.56	4.28
Building Construction (Site Preparation, Rough Grading, Utilities Trenching, Fine Grading, Paving Overlap)						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Off-Road		2.17	11.43	0.07	0.07
	Total		2.17	11.43	0.07	0.07
TOTAL			2.17	11.43	0.07	0.07
Onsite		2024				
	Off-Road		2.17	11.43	0.07	0.07
	Total		2.17	11.43	0.07	0.07
TOTAL			2.17	11.43	0.07	0.07
Site Preparation, Rough Grading, Utilities Trenching, Fine Grading						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				8.12	3.93
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	8.34	4.15
TOTAL			7.09	70.44	8.34	4.15
Onsite		2024				
	Fugitive Dust		0.00	0.00	8.12	3.93
	Off-Road		7.09	70.44	0.22	0.22
	Total		7.09	70.44	8.34	4.15
TOTAL			7.09	70.44	8.34	4.15
Fine Grading						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				0.23	0.03
	Off-Road		8.24	11.68	0.42	0.38
	Total		8.24	11.68	0.65	0.41
TOTAL			8.24	11.68	0.65	0.41
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.23	0.03
	Off-Road		8.24	11.68	0.42	0.38
	Total		8.24	11.68	0.65	0.41
TOTAL			8.24	11.68	0.65	0.41
Fine Grading Soil Haul						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Fugitive Dust				0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00
Onsite		2024				
	Fugitive Dust		0.00	0.00	0.03	0.00
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.03	0.00
TOTAL			0.00	0.00	0.03	0.00

Paving						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Off-Road		9.35	14.33	0.46	0.42
	Paving				0.00	0.00
	Total		9.35	14.33	0.46	0.42
TOTAL			9.35	14.33	0.46	0.42
Onsite		2024				
	Off-Road		9.35	14.33	0.46	0.42
	Paving		0.00	0.00	0.00	0.00
	Total		9.35	14.33	0.46	0.42
TOTAL			9.35	14.33	0.46	0.42
Building Construction 2024						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2024				
	Off-Road		13.38	16.13	0.61	0.57
	Total		13.38	16.13	0.61	0.57
TOTAL			13.38	16.13	0.61	0.57
Onsite		2024				
	Off-Road		13.38	16.13	0.61	0.57
	Total		13.38	16.13	0.61	0.57
TOTAL			13.38	16.13	0.61	0.57
Building Construction 2025						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2025				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Onsite		2025				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Building Construction 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Onsite		2026				
	Off-Road		12.41	16.05	0.53	0.49
	Total		12.41	16.05	0.53	0.49
TOTAL			12.41	16.05	0.53	0.49
Architectural Coating 2025						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2025				
	Archit. Coating				0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Onsite		2025				
	Archit. Coating		0.00	0.00	0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Architectural Coating 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Archit. Coating				0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05
Onsite		2026				
	Archit. Coating		0.00	0.00	0.00	0.00
	Off-Road		1.15	1.81	0.05	0.05
	Total		1.15	1.81	0.05	0.05
TOTAL			1.15	1.81	0.05	0.05

Finishing/Landscaping (Building Construction Overlap) 2025						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2025				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Onsite		2025				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Finishing/Landscaping (Building Construction Overlap) 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Onsite		2026				
	Off-Road		0.00	0.00	0.00	0.00
	Total		0.00	0.00	0.00	0.00
TOTAL			0.00	0.00	0.00	0.00
Finishing/Landscaping 2026						
			NOx	CO	PM10 Total	PM2.5 Total
Onsite		2026				
	Off-Road		1.33	2.22	0.05	0.05
	Total		1.33	2.22	0.05	0.05
TOTAL			1.33	2.22	0.05	0.05
Onsite		2026				
	Off-Road		1.33	2.22	0.05	0.05
	Total		1.33	2.22	0.05	0.05
TOTAL			1.33	2.22	0.05	0.05
Site Abatement						
			NOx	CO	PM10 Total	PM2.5 Total
			3	5	0.17	0.15
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no
Demolition 2023						
			32	30	1.30	1.22
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no
Demolition 2023 and Debris Haul 2023						
			32	30	1.91	1.31
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no
Demolition 2024						
			32	30	1.30	1.22
	≤1.00 Acre LST		91	696	4.00	3.00
	Exceeds LST?		no	no	no	no
Site Preparation (2024) and Rough Grading (2024)						
			7	70	9.56	4.28
	≥5.00 Acre LST		197	1,804	11.99	8.00
	Exceeds LST?		no	no	no	no
Site Preparation (2024) and Rough Grading and Soil Haul (2024)						
			7	70	9.58	4.28
	≥5.00 Acre LST		197	1,804	11.99	8.00
	Exceeds LST?		no	no	no	no
Site Preparation (2024), Rough Grading and Soil Haul (2024), and Utilities Trenching						
			7	70	9.58	4.28
	≥5.00 Acre LST		197	1,804	11.99	8.00
	Exceeds LST?		no	no	no	no

<i>Site Preparation (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	9	82	9.66	4.35
≥5.00 Acre LST	197	1,804	11.99	8.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction</i>	9	82	9.69	4.36
≥5.00 Acre LST	197	1,804	11.99	8.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Site Preparation and Soil Haul (2024), Rough Grading and Soil Haul (2024), Utilities Trenching, and Building Construction, Fine Grading and Soil Haul, and Paving</i>	19	96	8.96	4.65
≥5.00 Acre LST	197	1,804	11.99	8.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2024), Fine Grading and Soil Haul, Paving</i>	20	37	1.21	0.91
1.50 Acre LST	111	844	5.00	3.50
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2024), Fine Grading, and Paving</i>	20	37	1.18	0.90
1.50 Acre LST	111	844	5.00	3.50
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2024)</i>	13	16	0.61	0.57
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2025)</i>	12	16	0.53	0.49
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2025), Architectural Coating (2025), Landscaping (2025)</i>	14	18	0.58	0.55
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Building Construction (2026), Architectural Coating (2026), Landscaping (2026)</i>	14	18	0.58	0.55
1.31 Acre LST	103	789	4.62	3.31
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>
<i>Landscaping (2026)</i>	1	2	0.05	0.05
≤1.00 Acre LST	91	696	4.00	3.00
<i>Exceeds LST?</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Regional Operation Emissions Worksheet¹

¹ CalEEMod, Version 2020.4

Proposed Project

Summer

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	13.63	0.26	22.79	0.00	0.13	0.13
Energy	0.34	3.01	2.32	0.02	0.23	0.23
Mobile	23.15	20.40	217.31	0.50	58.87	15.90
Total	37.12	23.67	242.42	0.52	59.23	16.26

Winter

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	13.63	0.26	22.79	0.00	0.13	0.13
Energy	0.34	3.01	2.32	0.02	0.23	0.23
Mobile	22.93	21.93	216.64	0.48	58.87	15.90
Total	36.90	25.20	241.75	0.50	59.23	16.26

Max Daily

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	14	0	23	0	0	0
Energy	0	3	2	0	0	0
Mobile	23	22	217	0	59	16
Total	37	25	242	1	59	16

Regional Thresholds (lb/day)

Regional Thresholds (lb/day)	55	55	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

GHG Emissions Inventory

Proposed Project Buildout

Construction¹

	MTCO ₂ e
2023	417
2024	2,927
2025	1,675
2026	710
Total Construction	5,728
30-Year Amortization²	191

¹ CalEEMod, Version 2020.4

² Total construction emissions are amortized over 30 years per SCAQMD methodology; SCAQMD. 2009, November 19. Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting 14. [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2).

Operations¹

	MTCO ₂ e/Year ²	
	Operations	%
Area	5	0%
Energy	2,191	19%
Mobile	8,013	69%
Solid Waste	1,036	9%
Water	261	2%
Amortized Construction Emissions	191	2%
	11,696	100%

South Coast AQMD Bright-Line Screening Threshold	3,000
Exceed Threshold?	Yes
Amount Exceeded	8,696

¹ CalEEMod, Version 2020.4

² MTCO₂e=metric tons of carbon dioxide equivalent.

GHG Emissions Inventory - Mitigated

Construction

	MTCO₂e Total Project*
2023	417
2024	2,927
2025	1,675
2026	710
Total Construction	5,728

* CalEEMod, Version 2016.3.2.

Operation¹

Emissions Reductions from 2019 Building Energy Efficiency Standards Solar Photovoltaic Energy System Compliance and Incorporation of Mitigation

Energy System	Scenario	GHG Emissions/Year (MTCO₂e)	Net Reduction
Mixed Fuel	2019 Standards, No PV	3.1	
Mixed Fuel	2019 Standards, w/3.1 kW PV	2.3	26%
All Electric	2019 Standards, w/3.1 kW PV, no battery	1.1	65%

Source: California Energy Commission, Frequently Asked Questions 2019 Building Energy Efficiency Standards.

Project Emissions Inventory¹

	MTCO₂e	With 2019 Building Energy Efficiency Standards Reductions with PV System	With 2019 Building Energy Efficiency Standards with PV System, no battery	Net Change
		MTCO₂e²	MTCO₂e³	MTCO₂e
Proposed Total Project + Non-Residential Energy				
Area	5	5	5	0
Energy	1,824	1,354	647	-1,177
Mobile - Passenger	8,013	8,013	8,013	0
Solid Waste	1,036	1,036	1,036	0
Water	261	261	261	0
Total	11,138	10,668	9,962	-1,177

Proposed Residential Energy	MTCO₂e	MTCO₂e	MTCO₂e	MTCO₂e
Energy*	367	272	130	-237
Total	367	272	130	-237

Fuel Switching Applied to Residential Only	Without Mitigation	Mixed Fuel	All Electric	
Area	5	5	5	0
Energy	2,191	2,097	1,955	-237
Mobile - Passenger	8,013	8,013	8,013	0
Solid Waste	1,036	1,036	1,036	0
Water	261	261	261	0
Amortized Construction Emissions ⁶	191	191	191	0
Total	11,696	11,602	11,460	-237
SCAQMD Bright-Line Screening Threshold	3,000	3,000	3,000	
Exceed Threshold?	Yes	Yes	Yes	

Fuel Switching Applied to Non-Res and Res (For Informational Purposes Only)	Without Mitigation	Mixed Fuel	All Electric	
Area	5	5	5	0
Energy	2,191	1,626	778	-1,414
Mobile - Passenger	8,013	8,013	8,013	0
Solid Waste	1,036	1,036	1,036	0
Water	261	261	261	0
Amortized Construction Emissions ⁴	191	191	191	0
Total	11,696	11,131	10,283	-1,414
SCAQMD Bright-Line Screening Threshold	3,000	3,000	3,000	
Exceed Threshold?	Yes	Yes	Yes	

¹ CalEEMod, Version 2020.4

² The 2019 Building Energy Efficiency Standards requires that single family homes and multi-family buildings of three stories and less install solar PV systems to offset the electricity needs of the buildings. For purposes of this analysis, the energy sector emissions account for a 26 percent reduction in emissions to account for the solar PV system requirement. The reduction is based on data provided by the CEC on emissions reductions between a mixed-fuel home built to the 2019 Buildings Energy Efficiency Standards and a mixed-use home built to the same standards, but with a 3.1 kilowatt PV system installed (California Energy Commission, Frequently Asked Questions 2019 Building Energy Efficiency Standards, https://ww2.energy.ca.gov/title24/2019standards/documents/Title24_2019_Standards_detailed_faq.pdf).

³ photovoltaic systems. For purposes of this analysis, the energy sector emissions account for a 94 percent reduction in emissions to account for these measures. The reduction is based on data provided by the CEC on emissions reductions between a mixed-fuel home built to the 2019 Buildings Energy Efficiency Standards and an all-electric home built to the same standards, but with a 6.0-kilowatt PV system and battery storage unit installed (California Energy Commission, Frequently Asked Questions 2019 Building Energy Efficiency Standards, https://ww2.energy.ca.gov/title24/2019standards/documents/Title24_2019_Standards_detailed_faq.pdf).

⁴ Total construction emissions are amortized over 30 years per SCAQMD methodology, SCAQMD, 2009, November 19, Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting 14, [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2).

Assumptions Worksheet

CalEEMod Inputs - Laguna Niguel New City Center Construction Run

Name: Laguna Niguel New City Center Project Construction
 Project Number: LAG-08
 Project Location: North of Crown Valley Pkwy, West of Alicia Pkwy, South of Pacific Island Dr
 County/Air Basin: Orange County
 Climate Zone: 13
 Land Use Setting: Urban
 Operational Year: 2026
 Utility Company: SDGE
 Air Basin: South Coast Air Basin
 Air District: SCAQMD
 SRA: 21

Project Site Acreage	24.38
Disturbed Site Acreage	23.26

Project Components		
Demolition	SQFT	Tons
Justice Center	35,292	400
Justice Support Building	4,500	110
Library	15,618	520
Modular Buildings	14,000	500
Garages	35,000	1,170
Total Building Demolition	104,410	2,700

New Construction					
Residential	Type	SQFT	Number of Units	Stories	Acres
Building 15	Condo/Townhouse	121,753	75	2	1.40
Building 17a	Apartments Low Rise	283,785	200	3	2.17
TOTAL RESIDENTIAL		405,538			3.57

Non-Residential	Type	SQFT	Stories	Acres
Building 1	Shopping Center	8,000	1	0.18
Building 2	Shopping Center	8,020	1	0.18
Building 3	Shopping Center	3,900	1	0.09
Building 4	Shopping Center	9,810	1	0.23
Building 5	Shopping Center	2,890	1	0.07
Building 6	Shopping Center	3,090	1	0.07
Building 7	Shopping Center	12,480	2	0.14
Building 8	Shopping Center	7,310	2	0.08
Building 9	Shopping Center	7,810	1	0.18
Building 10	Office	34,654	2	0.40
Building 11	Office	46,197	2	0.53
Building 12	Office	14,400	2	0.17
Building 13	Library	16,290	2	0.19
TOTAL RETAIL		174,851		2.51

Parking	Type	SQFT	Stories	Acres
Building 14	Retail Garage	225,824	3	1.73
Building 17b	Residential Garage	151,393	3	1.16
Retail Surface Parking	Parking Lot	300,000	NA	6.89
Hardscape	Other Non-asphalt Surface	26,000	NA	0.60
Landscape	Other Non-asphalt Surface	20,000	NA	0.46
Additional Area	Other Non-asphalt Surface	276,810	NA	6.35
Total New Construction		522,428		23.26

CalEEMod Inputs						
Land Use	Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage	Building Square Feet
Building 15	Residential	Condo/Townhouse	75	Units	1.40	121,753
Building 17a	Residential	Apartments Low Rise	200	Units	2.17	283,785
Buildings 1-9	Retail	Regional Shopping Center	63.31	1000sf	1.23	63,310
Buildings 10-12	Commercial	General Office Building	95.25	1000sf	1.09	95,251
Building 13	Educational	Library	16.29	1000sf	0.19	16,290
Buildings 14 and 17b	Parking	Enclosed Structure with Elevator	377.22	1000sf	2.89	377,217
Parking Lots	Parking	Parking Lot	300.00	1000sf	6.89	300,000
Landscape and Hardscape	Parking	Other Non-Asphalt Surfaces	322.81	1000sf	7.41	322,810
Total					23.26	

*building sqft based on information provided by applicant

Demolition

Component	Amount to be Demolished (Tons)	Haul Truck Capacity (tons)	Haul Distance (miles) ¹	Total Trip Ends	Duration (days)	Trip Ends/day
Demolition Debris Haul	2,700	16	13	338	42	9

¹ Based the distance from the project site to the Prima Deshecha Landfill

Soil Haul¹

Construction Activities	Export Volume (CY) ¹	Haul Truck Capacity (cy) ¹	Haul Distance (miles) ²	Total Trip Ends	Duration (days) ¹	Trip Ends/day
Site Preparation (Export)	3,000	14	37	429	4	108
Rough Grading (Export)	80,000	14	37	11,429	58	198
Fine Grading (Export)	15,000	14	37	2,143	43	50
Fine Grading (Import)	10,000	14	37	1,429	43	34
TOTAL	108,000			15,430		

¹ Based on data provided by the applicant

² Based the distance from the project site to the Brea Olinda Landfill

Soil Haul (Mitigation)¹

Construction Activities	Export Volume (CY) ¹	Haul Truck Capacity (cy) ¹	Haul Distance (miles) ²	Total Trip Ends	Duration (days) ³	Trip Ends/day
Site Preparation (Export)	3,000	14	37	429	4	108
Rough Grading (Export)	80,000	14	37	11,429	116	99
Fine Grading (Export)	15,000	14	37	2,143	43	50
Fine Grading (Import)	10,000	14	37	1,429	43	34
TOTAL	108,000			15,430		

¹ Based on data provided by the applicant

² Based the distance from the project site to the Brea Olinda Landfill

³ MM:

Architectural Coating

Percentage of Buildings' Interior Painted:	95%
Percentage of Buildings' Exterior Painted:	80%

SCAQMD Rule 1113

Non-Res Interior Paint VOC content:	100	grams per liter	Res Interior Paint VOC content:	50	grams per liter
Non-Res Exterior Paint VOC content:	100	grams per liter	Res Exterior Paint VOC content:	50	grams per liter

Land Use	Land Use SQFT	CalEEMod Factor ²	Total Paintable Surface Area	Paintable Interior Area ¹	Paintable Exterior Area ¹
Residential					
Residential	405,538	2.7	1,094,953	780,154	218,991
Non-Residential					
Shopping Center	63,310	2	126,620	90,217	25,324
Office	95,251	2	190,502	135,733	38,100
Library	16,290	2	32,580	23,213	6,516
				249,163	69,940
Asphalt Surfaces					
Parking Lot	300,000	6%	18,000	-	18,000
Parking Structures	377,217	6%	22,633	-	22,633
					40,633

¹ CalEEMod methodology calculates the paintable interior and exterior areas by multiplying the total paintable surface area by 75 and 25 percent, respectively.

² The program assumes the total surface for painting equals 2.7 times the floor square footage for residential and 2 times that for nonresidential square footage defined by the user.

Architectural coatings for the parking lot is based on CalEEMod methodology applied to a surface parking lot (i.e., striping), in which 6% of surface area is painted.

³ We assume 100% of the interior and exterior of buildings to be modernized will be painted

Construction Mitigation

SCAQMD Rule 403

Replace Ground Cover	PM10:	5	% Reduction
	PM25:	5	% Reduction

Enhanced Fugitive Dust Mitigation

Water Exposed Area	Frequency:	2	per day	Frequency:	3	per day
	PM10:	55	% Reduction	PM10:	61	% Reduction
	PM25:	55	% Reduction	PM25:	61	% Reduction

Unpaved Roads	Vehicle Speed:	15	mph
---------------	----------------	----	-----

SCAQMD Rule 1186

Clean Paved Road	9	% PM Reduction
------------------	---	----------------

SDGE Carbon Intensity Factors

CO2:	539.98	pounds per megawatt hour
CH4:	0.033	pound per megawatt hour
N2O:	0.004	pound per megawatt hour

Global Warming Potentials (GWP)		
	AR4	AR5
CO ₂	1	1
CH ₄	25	28
N ₂ O	298	265

Based on Intergovernmental Panel on Climate Change Fourth Assessment Report global warming potentials for CH4 and N2O; Intergovernmental Panel on Climate Change (IPCC).

Construction Activities and Schedule Assumptions: Project

based on durations provided by Applicant

Construction Schedule				
Construction Activities	Phase Type	Start Date	End Date	CalEEMod Duration
Site Abatement	Site Preparation	9/1/2023	9/30/2023	21
Demolition	Demolition	10/1/2023	1/1/2024	66
Demolition Soil Haul	Demolition	11/2/2023	12/31/2023	42
Site Preparation	Site Preparation	12/1/2023	7/1/2024	152
Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	4
Rough Grading/Earthwork	Grading	12/1/2023	7/1/2024	152
Rough Grading/Earthwork Soil Haul	Grading	4/11/2024	7/1/2024	58
Utilities Trenching	Trenching	2/1/2024	7/1/2024	108
Fine Grading	Grading	7/1/2024	10/1/2024	67
Fine Grading Soil Haul	Grading	7/1/2024	8/28/2024	43
Street Paving	Paving	7/1/2024	10/1/2024	67
Retail, Office, and Library Construction	Building Construction	7/1/2024	9/1/2025	306
Residential Building 17 Construction	Building Construction	4/1/2024	6/1/2026	566
Residential Building 15 Construction	Building Construction	7/1/2024	3/1/2026	435
Architectural Coatings (All Buildings)	Architectural Coating	4/1/2025	6/1/2026	305
Landscaping (All - Buildings)	Trenching	4/1/2025	9/1/2026	371

Overlapping Construction Schedule				
Construction Activities	Phase Type	Start Date	End Date	CalEEMod Duration
Site Abatement	Site Preparation	9/1/2023	10/1/2023	21
Demolition	Demolition	10/1/2023	11/30/2023	44
Demolition Soil Haul	Demolition	11/2/2023	12/31/2023	42
Demolition, Site Preparation, and Rough Grading	Grading	12/1/2023	1/1/2024	22
Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	4
Rough Grading/Earthwork Soil Haul	Grading	4/11/2024	7/1/2024	58
Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	22
Site Preparation, Rough Grading, Utilities Trenching	Grading	2/1/2024	6/30/2024	107
Building Construction (SP, RG, UT, FG, Paving Overlap)	Building Construction	4/1/2024	10/1/2024	132
Site Preparation, Rough Grading, Utilities Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	1
Fine Grading	Grading	7/2/2024	10/1/2024	66
Fine Grading Soil Haul	Grading	7/1/2024	8/28/2024	43
Paving	Paving	7/1/2024	10/1/2024	67
Building Construction	Building Construction	10/2/2024	6/1/2026	434
Architectural Coatings (All Buildings)	Architectural Coating	4/1/2025	6/1/2026	305
Finishing/Landscaping (Building Construction Overlap)	Trenching	4/1/2025	6/1/2026	305
Finishing/Landscaping	Trenching	6/2/2026	9/1/2026	66

Construction Schedule (Mitigated)				
Construction Activities	Phase Type	Start Date	End Date	CalEEMod Duration
Demolition	Demolition	10/1/2023	1/1/2024	66
Demolition Debris Haul	Demolition	11/2/2023	12/31/2023	42
Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	22
Site Preparation, Rough Grading, Utilities Trenching	Grading	2/1/2024	6/30/2024	107
Building Construction (SP, RG, UT, FG, Paving Overlap)	Building Construction	4/1/2024	10/2/2024	133
Rough Grading/Earthwork Soil Haul	Grading	1/20/2024	7/1/2024	116
Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	4
Site Preparation, Rough Grading, Utilities Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	1
Fine Grading	Grading	7/2/2024	10/2/2024	67
Fine Grading Soil Haul	Grading	7/2/2024	8/29/2024	43
Street Paving	Paving	7/2/2024	10/2/2024	67
Building Construction	Building Construction	10/2/2024	6/1/2026	434
Architectural Coatings (All Buildings)	Architectural Coating	4/1/2025	6/1/2026	305
Finishing/Landscaping (Building Construction Overlap)	Trenching	4/1/2025	6/1/2026	305
Finishing/Landscaping	Trenching	6/2/2026	9/1/2026	66

CalEEMod Construction Off-Road Equipment Inputs

**Based on equipment mix provided by the applicant.*

Construction Equipment Details						
Equipment	model	# of Equipment	hr/day	hp	load factor*	total trips/Day
Site Abatement						
Backhoe Loaders		1	8	108	0.73	
Worker Trips						18
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						4
Demolition						
Concrete Saw		1	8	81	0.73	
Excavators		3	8	400	0.38	
Rubber Tired Dozers		2	8	255	0.4	
Crushing/Processing Equipment		1	8	350	0.78	
Worker Trips						18
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						4
Demolition Debris Haul						
no additional equipment required for demolition debris haul						
Worker Trips						0
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						338
Demolition, Site Preparation, and Rough Grading						
Concrete Saw		1	8	81	0.73	
Excavators		3	8	400	0.38	
Rubber Tired Dozers		3	8	255	0.4	
Crushing/Processing Equipment		1	8	350	0.78	
Tractors/Loaders/Backhoes		4	8	97	0.37	
Graders		1	8	174	0.41	
Scrapers		4	8	361	0.48	
Rollers/Sheepsfoot		1	8	400	0.38	
Rollers/Sheepsfoot		1	8	150	0.38	
Road Reclaimers		1	8	550	0.48	
Worker Trips						64
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						12
Site Preparation Soil Haul						
no additional equipment required for site preparation soil haul						
Worker Trips						0
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						429
Rough Grading Soil Haul						
no additional equipment required for grading soil haul						
Worker Trips						0
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						11,429
Site Preparation and Rough Grading						
Excavators		2	8	162	0.38	
Rubber Tired Dozers		3	8	255	0.4	
Tractors/Loaders/Backhoes		4	8	97	0.37	
Graders		1	8	174	0.41	
Scrapers		4	8	361	0.48	
Rollers/Sheepsfoot		1	8	400	0.38	
Rollers/Sheepsfoot		1	8	150	0.38	
Road Reclaimers		1	8	550	0.48	
Worker Trips						36
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						8
Site Preparation, Rough Grading, Utilities Trenching						
Excavators		2	8	162	0.38	
Rubber Tired Dozers		3	8	255	0.4	
Tractors/Loaders/Backhoes		4	8	97	0.37	
Graders		1	8	174	0.41	
Scrapers		4	8	361	0.48	
Rollers/Sheepsfoot		1	8	400	0.38	
Rollers/Sheepsfoot		1	8	150	0.38	
Road Reclaimers		1	8	550	0.48	
Worker Trips						39
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						12

CalEEMod Construction Off-Road Equipment Inputs

**Based on equipment mix provided by the applicant.*

Construction Equipment Details						
Equipment	model	# of Equipment	hr/day	hp	load factor*	total trips/Day
Site Abatement						
Building Construction (SP, RG, UT, FG, Paving Overlap)*						
Cranes		1	7	226	0.29	
Forklifts		3	8	89	0.2	
Generator Sets		1	8	84	0.74	
Welders		1	8	46	0.45	
Worker Trips						676
Vendor Trips						222
Hauling Trips (TOTAL TRIPS)						0

**based on CalEEMod default trips*

Site Preparation, Rough Grading, Utilities Trenching, Fine Grading						
Excavators		2	8	162	0.38	
Rubber Tired Dozers		3	8	255	0.4	
Tractors/Loaders/Backhoes		4	8	97	0.37	
Graders		1	8	174	0.41	
Scrapers		4	8	361	0.48	
Rollers/Sheepsfoot		1	8	400	0.38	
Rollers/Sheepsfoot		1	8	150	0.38	
Road Reclaimers		1	8	550	0.48	
Worker Trips						47
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Water Trucks						16

Fine Grading						
Graders		1	8	174	0.41	
Tractors/Loaders/Backhoes		2	8	97	0.37	
Rollers		1	8	150	0.38	
Worker Trips						8
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						4

Fine Grading Soil Haul						
no additional equipment required for grading soil haul						
Worker Trips						0
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						3,572

Paving						
Pavers		2	8	125	0.42	
Paving Equipment		2	8	130	0.36	
Rollers		2	8	80	0.38	
Worker Trips						15
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0
Asphalt Trucks						10

Building Construction*						
Cranes		1	7	226	0.29	
Forklifts		3	8	89	0.2	
Generator Sets		1	8	84	0.74	
Tractors/Loaders/Backhoes		3	7	97	0.37	
Welders		1	8	46	0.45	
Worker Trips						676
Vendor Trips						222
Hauling Trips (TOTAL TRIPS)						0

**based on CalEEMod default trips*

Architectural Coating*						
Air Compressors		1	6	78	0.48	
Worker Trips						135
Vendor Trips						0
Hauling Trips (TOTAL TRIPS)						0

**based on CalEEMod default trips*

Finishing/Landscaping (Building Construction Overlap)						
no additional equipment required for overlapping activities with building construction						
Worker Trips						3
Vendor Trips						2
Hauling Trips (TOTAL TRIPS)						0

Finishing/Landscaping						
Tractors/Loaders/Backhoes		1	8	98	0.37	
Worker Trips						3
Vendor Trips						2
Hauling Trips (TOTAL TRIPS)						0

CalEEMod Inputs - Brea Mall Mixed-Use Project (Option 1), Operations

Name: Laguna Niguel New City Center Project Operations
 Project Number: LAG-08
 Project Location: North of Crown Valley Pkwy, West of Alicia Pkwy, South of Pacific Island Dr
 County/Air Basin: Orange County
 Source Receptor Area (SRA): 21- Capistrano Valley
 Climate Zone*: 13
 Land Use Setting: Urban
 Operational Year: 2026
 Utility Company: SDGE
 Air Basin: South Coast Air Basin
 Air District: South Coast Air Quality Management District (South Coast AQMD)

Project Site Acreage	24.38
Disturbed Site Acreage	23.26

CalEEMod Land Use Inputs*					
Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage	Building Square Feet
Residential*	Apartments (Mid-Rise)	275.000	Units	3.57	405,538
Commercial*	General Office Building	60.597	1000sf	0.27	60,597
Commercial*	Medical Office Building	20.854	1000sf	0.27	20,854
Retail*	Regional Shopping Center	34.340	1000sf	0.79	34,340
Recreational*	Fast Food Restaurant with Drive Thru	17.355	1000sf	0.40	17,355
Recreational*	Quality Restaurant	8.650	1000sf	0.20	8,650
Recreational*	High-Turnover (Sit Down) Restaurant	16.765	1000sf	0.38	16,765
Educational*	Library	16.290	1000sf	0.19	16,290
Parking**	Enclosed Structure with Elevator	377.217	1000sf	2.89	377,217
Parking**	Parking Lot	300.000	1000sf	6.89	300,000
Parking**	Other Non-Asphalt Surfaces	322.810	1000sf	7.41	322,810
Total				23.26	

*Building sqft based on information in the TIA provided by LLG.

Trips*

Land Use Type	Average Daily Trips	CalEEMod Trip Rate	Saturday Trips	CalEEMod Trip Rate	Sunday Trips	CalEEMod Trip Rate
Apartments (Mid-Rise)	1,081	3.93	926	3.37	926	3.37
General Office Building	504	8.32	92	1.52	92	1.52
Medical-Dental Office	621	29.78	123	5.90	123	5.90
Retail	619	18.03	778	22.66	778	22.66
Fast Food Restaurant with Drive Thru	4,495	259.00	4,562	262.86	4,562	262.86
Quality Restaurant	596	68.90	643	74.34	643	74.34
High Turnover Restaurant	1,545	92.16	1,693	100.98	1,693	100.98
Library**	0	0.00	0	0.00	0	0.00
Total	9,461		8,817		8,817	

* based on trip generation information from LLG.
 ** assumes that library trips will not change from existing

Trip Length Calculations for Residential and Non-Residential Trips

Trips	Number of Trips	Miles Traveled Per Day	Average Trip Rate (mi/trip)
Residential	1,081	8,915	8.25
Non-Residential	8,380	11,837	1.41

Source: LLG, 2021, August 30. VMT Impact Analysis for the Laguna Niguel City Center Project.

*VMT provided by LLG is based on employee commute VMT. Based on 2016 Residential Home-Work VMT and 2045 Non-Residential Commercial-Work for the most conservative estimates

CalEEMod Default Trip Lengths

	Home-Work	Home-Shop	Home-Other
Default	14.70	5.90	8.70
Modified	8.25	5.90	8.70

	Commercial-Customer	Commercial-Work	Commercial-Nonwork
Default	8.40	16.60	6.90
Modified	8.40	1.41	6.90

Trip Type Percentages

	Primary	Diverted	Passby
Apartments Mid Rise	86%	11%	3%
Fast Food Restaurant with Drive Thru	29%	21%	50%
General Office Building	77%	19%	4%
High Turnover (Sit Down Restaurant)	37%	20%	43%
Library	44%	44%	12%
Medical Office Building	60%	30%	10%
Quality Restaurant	38%	18%	44%
Regional Shopping Center	54%	35%	11%
Adjusted Trip Type Percentages	100%	0%	0%

Water Use^{1,2}

Land Use	Indoor (gallons/day)	Outdoor (gallons/day)
Multifamily Residential	47,025	49,500
Commercial/ Retail	2,425	2,552
Offices	989	1,040
Library	5,034	5,294
Restaurant	48,648	51,209
Landscape (Potable)	NA	246
Landscape (Recycled)	NA	10,705
Existing Water Use	(1,640)	(1,726)
NET INCREASE WATER USE (gal/day)	102,481	118,820
NET INCREASE WATER USE (gal/year)	37,405,565	43,369,300

¹ See Section 5.17, Utilities and Service Systems.

² Assumes 100% aerobic treatment.

Solid Waste¹

Land Use	(lb/day)	(tons/year)
Multifamily Residential	3,363	614
Commercial/ Retail	885	162
Offices	6,842	1,249
Library	112	20
Restaurant	244	45
Existing Solid Waste Generation	(162)	(30)
Net Increase Solid Waste	11,284	2,059

¹ See Section 5.17, Utilities and Service Systems.

Hearths

No fireplaces or barbecue grills assumed for the project

Electricity (Buildings)

Default CalEEMod Energy Use

Land Use Subtype	Title-24 Electricity Energy Intensity (kWhr/size/year)*	Nontitle-24 Electricity Energy Intensity (kWhr/size/year)	Lighting Energy Intensity (KWhr/size/year)	Title-24 Natural Gas Energy Intensity (KBTU/size/year)*	Nontitle-24 Natural Gas Energy Intensity (KBTU/size/year)
Apartments Mid Rise	44.60	3,054.10	741.44	3,096.05	4,180.00
Enclosed Parking with Elevator	3.50	0.19	1.75	0.00	0.00
Fast Food Restaurant with Drive Thru	7.35	23.69	6.78	35.56	138.46
General Office Building	4.16	4.97	3.81	15.83	4.20
High Turnover (Sit Down Restaurant)	7.35	23.69	6.78	35.56	138.46
Library	1.08	4.27	2.83	4.27	7.25
Medical Office Building	4.16	4.97	3.81	15.83	4.20
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.35	0.00	0.00
Quality Restaurant	7.35	23.69	6.78	35.56	138.46
Regional Shopping Center	2.84	3.16	6.22	1.13	1.09

Architectural Coating

Percentage of Buildings' Interior Painted: 95%
 Percentage of Buildings' Exterior Painted: 80%

SCAQMD Rule 1113

Non-Res Interior Paint VOC content: 100 grams per liter
 Non-Res Exterior Paint VOC content: 100 grams per liter

Res Interior Paint VOC content: 50 grams per liter
 Res Exterior Paint VOC content: 50 grams per liter

Land Use	Land Use SQFT	CalEEMod Factor ²	Total Paintable Surface Area	Paintable Interior Area ¹	Paintable Exterior Area ¹
Residential					
Residential	405,538	2.7	1,094,953	780,154	218,991
Non-Residential					
General Office Building	60,597	2	121,194	86,351	24,239
Medical Office Building	20,854	2	41,708	29,717	8,342
Regional Shopping Center	34,340	2	68,680	48,935	13,736
Fast Food Restaurant with Drive Thru	17,355	2	34,710	24,731	6,942
Quality Restaurant	8,650	2	17,300	12,326	3,460
High-Turnover (Sit Down) Restaurant	16,765	2	33,530	23,890	6,706
Library	16,290	2	32,580	23,213	6,516
				249,163	69,940
Asphalt Surfaces					
Parking Lot	300,000	6%	18,000	-	18,000
Parking Structures	377,217	6%	22,633	-	22,633
					40,633

¹ CalEEMod methodology calculates the paintable interior and exterior areas by multiplying the total paintable surface area by 75 and 25 percent, respectively.

² The program assumes the total surface for painting equals 2.7 times the floor square footage for residential and 2 times that for nonresidential square footage defined by the user. Architectural coatings for the parking lot is based on CalEEMod methodology applied to a surface parking lot (i.e., striping), in which 6% of surface area is painted.

³ We assume 100% of the interior and exterior of buildings to be modernized will be painted

SDGE Carbon Intensity Factors

CO2: 539.98 pounds per megawatt hour
 CH4: 0.033 pound per megawatt hour
 N2O: 0.004 pound per megawatt hour

Changes to the CalEEMod Defaults - Fleet Mix 2026 (Residential Only)

Weekday Trips 1,081

Default	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH	
FleetMix (Model Default)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732	100%
Trips	593	66	199	135	26	7	16	5	1	0	27	1	4	1,081
Percent	82%			13%	6%									100%
without buses/MH	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0	0	0.024916	0.000699	0.003732	100%
Percent	82%			13%	6%									100%
Adjusted without buses/MH	0.548528	0.060762	0.184345	0.125235	0.024627	0.006875	0.015166	0.005032	0.000000	0.000000	0.025386	0.000712	0.003802	100%
Percent adjuster	82%			13%	6%									100%
Assumed Mix	97.0%			2.00%	1.00%									100%
adjusted with Assumed	0.649644	0.071963	0.218327	0.020000	0.004381	0.001223	0.002698	0.000895	0.000000	0.000000	0.030065	0.000127	0.000676	100%
Percent Check	97%			2%	1%									100%

CalEEMod Construction Model

Laguna Niguel New City Center Project Construction Run - Orange County, Summer
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Construction Run
Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
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 - based on information provided by applicant
 Construction Phase - based on info from applicant
 Off-road Equipment -

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for demolition debris haul
- Off-road Equipment - based on information from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for fine grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for overlapping activities with building construction
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for rough grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on information from applicant
- Off-road Equipment - no additional equipment required for site prep soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by
- Demolition -
- Grading -
- Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant
- Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	87,426.00	69,940.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	262,277.00	249,163.00
tblArchitecturalCoating	ConstArea_Parking	60,002.00	40,633.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	273,738.00	218,991.00
tblArchitecturalCoating	ConstArea_Residential_Interior	821,214.00	780,154.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	305.00
tblConstructionPhase	NumDays	370.00	434.00
tblConstructionPhase	NumDays	370.00	132.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	42.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	35.00	43.00
tblConstructionPhase	NumDays	35.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	58.00
tblConstructionPhase	NumDays	20.00	67.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	MaterialExported	0.00	3,000.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	15,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	130.00	125.00
tblOffRoadEquipment	HorsePower	132.00	130.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	97.00	108.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	85.00	350.00

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	LoadFactor	0.37	0.73
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	13.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	3,125.00	3,572.00
tblTripsAndVMT	HaulingTripNumber	267.00	338.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	16.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	3.00	18.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	55.00	64.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.5884	108.0699	97.3681	0.2342	28.8093	4.4635	33.2728	11.2919	4.1331	15.4250	0.0000	23,181.7797	23,181.7797	6.2305	0.1020	23,367.9339
2024	13.0382	179.9514	145.0344	0.6741	47.0612	4.6664	51.7276	16.7281	4.3284	21.0564	0.0000	73,022.9168	73,022.9168	10.3191	7.9613	75,653.3627
2025	16.8374	22.4648	42.8230	0.1398	10.4845	0.6608	11.1453	2.8126	0.6245	3.4371	0.0000	14,515.4308	14,515.4308	1.0196	0.7597	14,767.3179
2026	16.7299	22.3086	41.6597	0.1368	10.4845	0.6588	11.1433	2.8126	0.6226	3.4352	0.0000	14,263.7366	14,263.7366	1.0105	0.7428	14,510.3375
Maximum	16.8374	179.9514	145.0344	0.6741	47.0612	4.6664	51.7276	16.7281	4.3284	21.0564	0.0000	73,022.9168	73,022.9168	10.3191	7.9613	75,653.3627

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	11.5884	108.0699	97.3681	0.2342	13.1316	4.4635	17.5951	5.0956	4.1331	9.2287	0.0000	23,181.7796	23,181.7796	6.2305	0.1020	23,367.9339
2024	13.0382	179.9514	145.0344	0.6741	31.6339	4.6664	36.3003	10.3741	4.3284	14.7024	0.0000	73,022.9168	73,022.9168	10.3191	7.9613	75,653.3627
2025	16.8374	22.4648	42.8230	0.1398	9.6841	0.6608	10.3449	2.6162	0.6245	3.2406	0.0000	14,515.4308	14,515.4308	1.0196	0.7597	14,767.3179
2026	16.7299	22.3086	41.6597	0.1368	9.6841	0.6588	10.3428	2.6161	0.6226	3.2388	0.0000	14,263.7366	14,263.7366	1.0105	0.7428	14,510.3375
Maximum	16.8374	179.9514	145.0344	0.6741	31.6339	4.6664	36.3003	10.3741	4.3284	14.7024	0.0000	73,022.9168	73,022.9168	10.3191	7.9613	75,653.3627

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	33.77	0.00	30.48	38.47	0.00	29.85	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Abatement	Site Preparation	9/1/2023	10/1/2023	5	21	
2	Demolition	Demolition	10/1/2023	11/30/2023	5	44	
3	Demolition Soil Haul	Demolition	11/2/2023	12/31/2023	5	42	
4	Demolition, Site Preparation, and Rough Grading	Grading	12/1/2023	1/1/2024	5	22	
5	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	
6	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	
7	Site Preparation, Rough Grading, Utilities, Trenching	Grading	2/1/2024	6/30/2024	5	107	
8	Building Construction (SP, RG, UT, E.G., Paving, Overlap)	Building Construction	4/1/2024	10/1/2024	5	132	
9	Rough Grading/Earthwork Soil Haul	Grading	4/1/2024	7/1/2024	5	58	
10	Site Preparation, Rough Grading, Utilities, Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1	
11	Fine Grading Soil Haul	Grading	7/1/2024	8/28/2024	5	43	
12	Paving	Paving	7/1/2024	10/1/2024	5	67	
13	Fine Grading	Grading	7/2/2024	10/1/2024	5	66	
14	Building Construction	Building Construction	10/2/2024	6/1/2026	5	434	
15	Finishing/Landscaping (Building Construction, Overlap)	Trenching	4/1/2025	6/1/2026	5	305	
16	Architectural Coatings	Architectural Coating	4/1/2025	6/1/2026	5	305	
17	Finishing/Landscaping	Trenching	6/2/2026	9/1/2026	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 176

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Acres of Paving: 17.19

Residential Indoor: 780,154; Residential Outdoor: 218,991; Non-Residential Indoor: 249,163; Non-Residential Outdoor: 69,940; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Abatement	Rubber Tired Dozers	0	8.00	247	0.40
Site Abatement	Tractors/Loaders/Backhoes	1	8.00	108	0.73
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition	Excavators	3	8.00	400	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Demolition Soil Haul	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition Soil Haul	Excavators	0	8.00	158	0.38
Demolition Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Demolition, Site Preparation, and Rough Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition, Site Preparation, and Rough Grading	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition, Site Preparation, and Rough Grading	Excavators	3	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Graders	1	8.00	174	0.41
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	150	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	550	0.38
Demolition, Site Preparation, and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Demolition, Site Preparation, and Rough Grading	Scrapers	2	8.00	367	0.48
Demolition, Site Preparation, and Rough Grading	Scrapers	4	8.00	361	0.48
Demolition, Site Preparation, and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38
Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching..... Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching..... Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching..... Building Construction (SP, RG, UT, FG,	Cranes	1	7.00	226	0.29
Rawing Overlaid)..... Building Construction (SP, RG, UT, FG,	Forklifts	3	8.00	89	0.20
Rawing Overlaid)..... Building Construction (SP, RG, UT, FG,	Generator Sets	1	8.00	84	0.74
Rawing Overlaid)..... Building Construction (SP, RG, UT, FG,	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Rawing Overlaid)..... Building Construction (SP, RG, UT, FG,	Welders	1	8.00	46	0.45
Rawing Overlaid)..... Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..Fine Grading..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..Fine Grading..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..Fine Grading.....					

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					
Fine Grading	Excavators	0	8.00	158	0.38
Fine Grading	Graders	1	8.00	174	0.41
Fine Grading	Rollers	1	8.00	150	0.38
Fine Grading	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading	Scrapers	0	8.00	367	0.48
Fine Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Fine Grading Soil Haul	Excavators	0	8.00	158	0.38
Fine Grading Soil Haul	Graders	0	8.00	187	0.41
Fine Grading Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading Soil Haul	Scrapers	0	8.00	367	0.48
Fine Grading Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	7.00	226	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
Architectural Coatings	Air Compressors	1	6.00	78	0.48
Finishing/Landscaping	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Abatement	1	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition Soil Haul	0	0.00	0.00	338.00	14.70	6.90	13.00	LD_Mix	HDT_Mix	HHDT
Demolition, Site Preparation, and	22	64.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation Soil Haul	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Rough Grading/Earthwork Soil	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Rough Grading	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (SR, RG, UT, FG)	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	47.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Fine Grading	4	8.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Fine Grading Soil Haul	0	0.00	0.00	3,572.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	1	135.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Finishing/Landscaping			0.00	0.00	14.70	6.90				
Finishing/Landscaping	1	3.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.2 Site Abatement - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3325	3.3735	4.9016	6.8400e-003		0.1665	0.1665		0.1532	0.1532		662.4768	662.4768	0.2143		667.8332
Total	0.3325	3.3735	4.9016	6.8400e-003	0.0000	0.1665	0.1665	0.0000	0.1532	0.1532		662.4768	662.4768	0.2143		667.8332

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	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0507	0.0325	0.5512	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		173.7559	173.7559	3.7700e-003	3.7100e-003	174.9549
Total	0.0548	0.1726	0.6093	2.4200e-003	0.2268	1.7500e-003	0.2285	0.0607	1.6400e-003	0.0624		252.7357	252.7357	8.4700e-003	0.0150	257.4292

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3325	3.3735	4.9016	6.8400e-003		0.1665	0.1665		0.1532	0.1532	0.0000	662.4768	662.4768	0.2143		667.8332
Total	0.3325	3.3735	4.9016	6.8400e-003	0.0000	0.1665	0.1665	0.0000	0.1532	0.1532	0.0000	662.4768	662.4768	0.2143		667.8332

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	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0239	7.2000e-004	0.0247	6.9600e-003	6.9000e-004	7.6500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0507	0.0325	0.5512	1.7000e-003	0.1855	1.0300e-003	0.1865	0.0495	9.5000e-004	0.0504		173.7559	173.7559	3.7700e-003	3.7100e-003	174.9549
Total	0.0548	0.1726	0.6093	2.4200e-003	0.2094	1.7500e-003	0.2111	0.0565	1.6400e-003	0.0581		252.7357	252.7357	8.4700e-003	0.0150	257.4292

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.3 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						
Off-Road	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210		8,833.1311	8,833.1311	1.9153			8,881.0133
Total	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210		8,833.1311	8,833.1311	1.9153			8,881.0133

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	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0507	0.0325	0.5512	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		173.7559	173.7559	3.7700e-003	3.7100e-003	174.9549
Total	0.0548	0.1726	0.6093	2.4200e-003	0.2268	1.7500e-003	0.2285	0.0607	1.6400e-003	0.0624		252.7357	252.7357	8.4700e-003	0.0150	257.4292

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210	0.0000	8,833.1311	8,833.1311	1.9153		8,881.0133
Total	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210	0.0000	8,833.1311	8,833.1311	1.9153		8,881.0133

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	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0239	7.2000e-004	0.0247	6.9600e-003	6.9000e-004	7.6500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0507	0.0325	0.5512	1.7000e-003	0.1855	1.0300e-003	0.1865	0.0495	9.5000e-004	0.0504		173.7559	173.7559	3.7700e-003	3.7100e-003	174.9549
Total	0.0548	0.1726	0.6093	2.4200e-003	0.2094	1.7500e-003	0.2111	0.0565	1.6400e-003	0.0581		252.7357	252.7357	8.4700e-003	0.0150	257.4292

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.4 Demolition Soil Haul - 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					1.3757	0.0000	1.3757	0.2083	0.0000	0.2083			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.3757	0.0000	1.3757	0.2083	0.0000	0.2083		0.0000	0.0000	0.0000		0.0000

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	0.0136	0.6718	0.2513	3.0000e-003	0.0913	4.0400e-003	0.0953	0.0250	3.8700e-003	0.0289		341.7247	341.7247	0.0340	0.0548	358.9079
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0136	0.6718	0.2513	3.0000e-003	0.0913	4.0400e-003	0.0953	0.0250	3.8700e-003	0.0289		341.7247	341.7247	0.0340	0.0548	358.9079

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6067	0.0000	0.6067	0.0919	0.0000	0.0919			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.6067	0.0000	0.6067	0.0919	0.0000	0.0919	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.0136	0.6718	0.2513	3.0000e-003	0.0851	4.0400e-003	0.0891	0.0235	3.8700e-003	0.0273		341.7247	341.7247	0.0340	0.0548	358.9079
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0136	0.6718	0.2513	3.0000e-003	0.0851	4.0400e-003	0.0891	0.0235	3.8700e-003	0.0273		341.7247	341.7247	0.0340	0.0548	358.9079

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.5 Demolition, Site Preparation, and Rough 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					26.5503	0.0000	26.5503	10.8468	0.0000	10.8468			0.0000			0.0000
Off-Road	11.3824	106.8622	94.9827	0.2230		4.4536	4.4536		4.1238	4.1238		21,985.3170	21,985.3170	6.1690		22,139.5412
Total	11.3824	106.8622	94.9827	0.2230	26.5503	4.4536	31.0039	10.8468	4.1238	14.9706		21,985.3170	21,985.3170	6.1690		22,139.5412

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	0.0121	0.4206	0.1744	2.1600e-003	0.0767	2.1600e-003	0.0789	0.0221	2.0600e-003	0.0242		236.9393	236.9393	0.0141	0.0340	247.4228
Worker	0.1803	0.1154	1.9597	6.0400e-003	0.7154	3.6600e-003	0.7190	0.1897	3.3700e-003	0.1931		617.7988	617.7988	0.0134	0.0132	622.0620
Total	0.1925	0.5359	2.1341	8.2000e-003	0.7921	5.8200e-003	0.7979	0.2118	5.4300e-003	0.2172		854.7380	854.7380	0.0275	0.0472	869.4848

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					11.7087	0.0000	11.7087	4.7834	0.0000	4.7834			0.0000			0.0000
Off-Road	11.3824	106.8622	94.9827	0.2230		4.4536	4.4536		4.1238	4.1238	0.0000	21,985.3169	21,985.3169	6.1690		22,139.5412
Total	11.3824	106.8622	94.9827	0.2230	11.7087	4.4536	16.1623	4.7834	4.1238	8.9072	0.0000	21,985.3169	21,985.3169	6.1690		22,139.5412

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	0.0121	0.4206	0.1744	2.1600e-003	0.0718	2.1600e-003	0.0740	0.0209	2.0600e-003	0.0229		236.9393	236.9393	0.0141	0.0340	247.4228
Worker	0.1803	0.1154	1.9597	6.0400e-003	0.6594	3.6600e-003	0.6631	0.1760	3.3700e-003	0.1794		617.7988	617.7988	0.0134	0.0132	622.0620
Total	0.1925	0.5359	2.1341	8.2000e-003	0.7312	5.8200e-003	0.7370	0.1969	5.4300e-003	0.2023		854.7380	854.7380	0.0275	0.0472	869.4848

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.5 Demolition, Site Preparation, and Rough Grading - 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						
Fugitive Dust					26.5503	0.0000	26.5503	10.8468	0.0000	10.8468			0.0000				0.0000
Off-Road	10.9010	98.8029	92.7577	0.2230		4.0896	4.0896		3.7848	3.7848		21,977.1655	21,977.1655	6.1605			22,131.1774
Total	10.9010	98.8029	92.7577	0.2230	26.5503	4.0896	30.6399	10.8468	3.7848	14.6316		21,977.1655	21,977.1655	6.1605			22,131.1774

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	0.0119	0.4193	0.1731	2.1200e-003	0.0767	2.2600e-003	0.0790	0.0221	2.1600e-003	0.0242		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1695	0.1037	1.8266	5.8400e-003	0.7154	3.4800e-003	0.7189	0.1897	3.2000e-003	0.1929		602.9364	602.9364	0.0122	0.0123	606.9140
Total	0.1815	0.5230	1.9997	7.9600e-003	0.7921	5.7400e-003	0.7978	0.2118	5.3600e-003	0.2172		836.2000	836.2000	0.0264	0.0459	850.5500

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					11.7087	0.0000	11.7087	4.7834	0.0000	4.7834			0.0000			0.0000
Off-Road	10.9010	98.8029	92.7577	0.2230		4.0896	4.0896		3.7848	3.7848	0.0000	21,977.1655	21,977.1655	6.1605		22,131.1774
Total	10.9010	98.8029	92.7577	0.2230	11.7087	4.0896	15.7983	4.7834	3.7848	8.5682	0.0000	21,977.1655	21,977.1655	6.1605		22,131.1774

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	0.0119	0.4193	0.1731	2.1200e-003	0.0718	2.2600e-003	0.0741	0.0209	2.1600e-003	0.0230		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1695	0.1037	1.8266	5.8400e-003	0.6594	3.4800e-003	0.6629	0.1760	3.2000e-003	0.1792		602.9364	602.9364	0.0122	0.0123	606.9140
Total	0.1815	0.5230	1.9997	7.9600e-003	0.7312	5.7400e-003	0.7369	0.1969	5.3600e-003	0.2022		836.2000	836.2000	0.0264	0.0459	850.5500

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.6 Site Preparation Soil Haul - 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						
Fugitive Dust					0.0848	0.0000	0.0848	0.0128	0.0000	0.0128			0.0000				0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0848	0.0000	0.0848	0.0128	0.0000	0.0128		0.0000	0.0000	0.0000			0.0000

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	0.3223	21.9185	7.0665	0.1075	3.4582	0.1579	3.6161	0.9468	0.1511	1.0979		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3223	21.9185	7.0665	0.1075	3.4582	0.1579	3.6161	0.9468	0.1511	1.0979		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0374	0.0000	0.0374	5.6600e-003	0.0000	5.6600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0374	0.0000	0.0374	5.6600e-003	0.0000	5.6600e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.3223	21.9185	7.0665	0.1075	3.2221	0.1579	3.3800	0.8889	0.1511	1.0400		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3223	21.9185	7.0665	0.1075	3.2221	0.1579	3.3800	0.8889	0.1511	1.0400		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.7 Site Preparation and Rough Grading - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.9600e-003	0.2795	0.1154	1.4100e-003	0.0512	1.5100e-003	0.0527	0.0147	1.4400e-003	0.0162		155.5091	155.5091	9.4900e-003	0.0224	162.4240
Worker	0.0954	0.0583	1.0275	3.2900e-003	0.4024	1.9600e-003	0.4044	0.1067	1.8000e-003	0.1085		339.1517	339.1517	6.8400e-003	6.9300e-003	341.3891
Total	0.1033	0.3379	1.1428	4.7000e-003	0.4536	3.4700e-003	0.4570	0.1214	3.2400e-003	0.1247		494.6608	494.6608	0.0163	0.0293	503.8131

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.9600e-003	0.2795	0.1154	1.4100e-003	0.0479	1.5100e-003	0.0494	0.0139	1.4400e-003	0.0154		155.5091	155.5091	9.4900e-003	0.0224	162.4240
Worker	0.0954	0.0583	1.0275	3.2900e-003	0.3709	1.9600e-003	0.3729	0.0990	1.8000e-003	0.1008		339.1517	339.1517	6.8400e-003	6.9300e-003	341.3891
Total	0.1033	0.3379	1.1428	4.7000e-003	0.4188	3.4700e-003	0.4222	0.1129	3.2400e-003	0.1162		494.6608	494.6608	0.0163	0.0293	503.8131

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.8 Site Preparation, Rough Grading, Utilities Trenching - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0119	0.4193	0.1731	2.1200e-003	0.0767	2.2600e-003	0.0790	0.0221	2.1600e-003	0.0242		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1033	0.0632	1.1131	3.5600e-003	0.4359	2.1200e-003	0.4381	0.1156	1.9500e-003	0.1176		367.4144	367.4144	7.4100e-003	7.5100e-003	369.8382
Total	0.1153	0.4825	1.2862	5.6800e-003	0.5127	4.3800e-003	0.5170	0.1377	4.1100e-003	0.1418		600.6780	600.6780	0.0217	0.0411	613.4742

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0119	0.4193	0.1731	2.1200e-003	0.0718	2.2600e-003	0.0741	0.0209	2.1600e-003	0.0230		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1033	0.0632	1.1131	3.5600e-003	0.4018	2.1200e-003	0.4039	0.1072	1.9500e-003	0.1092		367.4144	367.4144	7.4100e-003	7.5100e-003	369.8382
Total	0.1153	0.4825	1.2862	5.6800e-003	0.4736	4.3800e-003	0.4780	0.1281	4.1100e-003	0.1322		600.6780	600.6780	0.0217	0.0411	613.4742

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.9 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2209	7.7574	3.2018	0.0392	1.4195	0.0418	1.4613	0.4085	0.0400	0.4485		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.9756	0.0785	9.0541	2.4124	0.0738	2.4862		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2209	7.7574	3.2018	0.0392	1.3284	0.0418	1.3701	0.3862	0.0400	0.4261		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.2932	0.0785	8.3718	2.2450	0.0738	2.3188		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

3.10 Rough Grading/Earthwork Soil Haul - 2024

Unmitigated Construction On-Site

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1560	0.0000	0.1560	0.0236	0.0000	0.0236			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.1560	0.0000	0.1560	0.0236	0.0000	0.0236		0.0000	0.0000	0.0000		0.0000

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	0.5922	40.2712	12.9834	0.1974	6.3538	0.2901	6.6440	1.7396	0.2776	2.0172		22,574.4770	22,574.4770	2.3655	3.6242	23,713.6133
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.5922	40.2712	12.9834	0.1974	6.3538	0.2901	6.6440	1.7396	0.2776	2.0172		22,574.4770	22,574.4770	2.3655	3.6242	23,713.6133

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	0.0104	0.0000	0.0104			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0688	0.0000	0.0688	0.0104	0.0000	0.0104	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.5922	40.2712	12.9834	0.1974	5.9201	0.2901	6.2102	1.6332	0.2776	1.9107		22,574.4770	22,574.4770	2.3655	3.6242	23,713.6133
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.5922	40.2712	12.9834	0.1974	5.9201	0.2901	6.2102	1.6332	0.2776	1.9107		22,574.4770	22,574.4770	2.3655	3.6242	23,713.6133

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

**3.11 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -
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					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000				0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910			13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910			13,063.0067

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	0.0159	0.5591	0.2308	2.8300e-003	0.1023	3.0100e-003	0.1053	0.0294	2.8800e-003	0.0323		311.0182	311.0182	0.0190	0.0448	324.8480
Worker	0.1245	0.0761	1.3414	4.2900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025
Total	0.1404	0.6352	1.5722	7.1200e-003	0.6277	5.5700e-003	0.6332	0.1688	5.2300e-003	0.1740		753.7996	753.7996	0.0279	0.0539	770.5504

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0159	0.5591	0.2308	2.8300e-003	0.0957	3.0100e-003	0.0988	0.0278	2.8800e-003	0.0307		311.0182	311.0182	0.0190	0.0448	324.8480
Worker	0.1245	0.0761	1.3414	4.2900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025
Total	0.1404	0.6352	1.5722	7.1200e-003	0.5800	5.5700e-003	0.5856	0.1571	5.2300e-003	0.1623		753.7996	753.7996	0.0279	0.0539	770.5504

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.12 Fine Grading Soil Haul - 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					
Fugitive Dust					0.0658	0.0000	0.0658	9.9600e-003	0.0000	9.9600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0658	0.0000	0.0658	9.9600e-003	0.0000	9.9600e-003		0.0000	0.0000	0.0000		0.0000

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	0.2496	16.9768	5.4733	0.0832	2.6785	0.1223	2.8009	0.7334	0.1170	0.8504		9,516.5701	9,516.5701	0.9972	1.5278	9,996.7882
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2496	16.9768	5.4733	0.0832	2.6785	0.1223	2.8009	0.7334	0.1170	0.8504		9,516.5701	9,516.5701	0.9972	1.5278	9,996.7882

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0290	0.0000	0.0290	4.3900e-003	0.0000	4.3900e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0290	0.0000	0.0290	4.3900e-003	0.0000	4.3900e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.2496	16.9768	5.4733	0.0832	2.4957	0.1223	2.6180	0.6885	0.1170	0.8055		9,516.5701	9,516.5701	0.9972	1.5278	9,996.7882
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2496	16.9768	5.4733	0.0832	2.4957	0.1223	2.6180	0.6885	0.1170	0.8055		9,516.5701	9,516.5701	0.9972	1.5278	9,996.7882

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.13 Paving - 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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,178.0506
Paving	0.2694					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2385	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,178.0506

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	9.9500e-003	0.3494	0.1442	1.7700e-003	0.0639	1.8800e-003	0.0658	0.0184	1.8000e-003	0.0202		194.3864	194.3864	0.0119	0.0280	203.0300
Worker	0.0397	0.0243	0.4281	1.3700e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		141.3132	141.3132	2.8500e-003	2.8900e-003	142.2455
Total	0.0497	0.3737	0.5723	3.1400e-003	0.2316	2.7000e-003	0.2343	0.0629	2.5500e-003	0.0654		335.6996	335.6996	0.0147	0.0309	345.2754

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.5812	2,160.5812	0.6988		2,178.0506
Paving	0.2694					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2385	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.5812	2,160.5812	0.6988		2,178.0506

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	9.9500e-003	0.3494	0.1442	1.7700e-003	0.0598	1.8800e-003	0.0617	0.0174	1.8000e-003	0.0192		194.3864	194.3864	0.0119	0.0280	203.0300
Worker	0.0397	0.0243	0.4281	1.3700e-003	0.1546	8.2000e-004	0.1554	0.0413	7.5000e-004	0.0420		141.3132	141.3132	2.8500e-003	2.8900e-003	142.2455
Total	0.0497	0.3737	0.5723	3.1400e-003	0.2144	2.7000e-003	0.2171	0.0586	2.5500e-003	0.0612		335.6996	335.6996	0.0147	0.0309	345.2754

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.14 Fine Grading - 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					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8878	8.2569	11.7196	0.0174		0.4162	0.4162		0.3829	0.3829		1,680.1059	1,680.1059	0.5434		1,693.6904
Total	0.8878	8.2569	11.7196	0.0174	0.5303	0.4162	0.9464	0.0573	0.3829	0.4401		1,680.1059	1,680.1059	0.5434		1,693.6904

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	3.9800e-003	0.1398	0.0577	7.1000e-004	0.0256	7.5000e-004	0.0263	7.3600e-003	7.2000e-004	8.0800e-003		77.7545	77.7545	4.7500e-003	0.0112	81.2120
Worker	0.0212	0.0130	0.2283	7.3000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.0000e-004	0.0241		75.3671	75.3671	1.5200e-003	1.5400e-003	75.8643
Total	0.0252	0.1527	0.2860	1.4400e-003	0.1150	1.1900e-003	0.1162	0.0311	1.1200e-003	0.0322		153.1216	153.1216	6.2700e-003	0.0127	157.0762

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2338	0.0000	0.2338	0.0253	0.0000	0.0253			0.0000			0.0000
Off-Road	0.8878	8.2569	11.7196	0.0174		0.4162	0.4162		0.3829	0.3829	0.0000	1,680.1059	1,680.1059	0.5434		1,693.6904
Total	0.8878	8.2569	11.7196	0.0174	0.2338	0.4162	0.6500	0.0253	0.3829	0.4081	0.0000	1,680.1059	1,680.1059	0.5434		1,693.6904

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	3.9800e-003	0.1398	0.0577	7.1000e-004	0.0239	7.5000e-004	0.0247	6.9600e-003	7.2000e-004	7.6800e-003		77.7545	77.7545	4.7500e-003	0.0112	81.2120
Worker	0.0212	0.0130	0.2283	7.3000e-004	0.0824	4.4000e-004	0.0829	0.0220	4.0000e-004	0.0224		75.3671	75.3671	1.5200e-003	1.5400e-003	75.8643
Total	0.0252	0.1527	0.2860	1.4400e-003	0.1064	1.1900e-003	0.1076	0.0290	1.1200e-003	0.0301		153.1216	153.1216	6.2700e-003	0.0127	157.0762

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.15 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	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744		2,545.1154	2,545.1154	0.6009		2,560.1386
Total	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744		2,545.1154	2,545.1154	0.6009		2,560.1386

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	0.2209	7.7574	3.2018	0.0392	1.4195	0.0418	1.4613	0.4085	0.0400	0.4485		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.9756	0.0785	9.0541	2.4124	0.0738	2.4862		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744	0.0000	2,545.1154	2,545.1154	0.6009		2,560.1386
Total	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744	0.0000	2,545.1154	2,545.1154	0.6009		2,560.1386

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	0.2209	7.7574	3.2018	0.0392	1.3284	0.0418	1.3701	0.3862	0.0400	0.4261		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.2932	0.0785	8.3718	2.2450	0.0738	2.3188		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.15 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	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2176	7.7191	3.1890	0.0384	1.4195	0.0420	1.4615	0.4085	0.0402	0.4487		4,234.5891	4,234.5891	0.2667	0.6128	4,423.8617
Worker	1.6911	0.9923	18.1487	0.0596	7.5561	0.0352	7.5913	2.0039	0.0324	2.0363		6,212.7844	6,212.7844	0.1167	0.1225	6,252.2046
Total	1.9087	8.7114	21.3377	0.0981	8.9755	0.0772	9.0528	2.4124	0.0726	2.4850		10,447.3735	10,447.3735	0.3834	0.7353	10,676.0662

Mitigated Construction On-Site

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2176	7.7191	3.1890	0.0384	1.3283	0.0420	1.3703	0.3862	0.0402	0.4263		4,234.5891	4,234.5891	0.2667	0.6128	4,423.8617
Worker	1.6911	0.9923	18.1487	0.0596	6.9649	0.0352	7.0001	1.8588	0.0324	1.8912		6,212.7844	6,212.7844	0.1167	0.1225	6,252.2046
Total	1.9087	8.7114	21.3377	0.0981	8.2932	0.0772	8.3704	2.2449	0.0726	2.3175		10,447.3735	10,447.3735	0.3834	0.7353	10,676.0662

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.15 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2144	7.6637	3.1787	0.0376	1.4194	0.0420	1.4614	0.4085	0.0402	0.4487		4,153.4435	4,153.4435	0.2697	0.6034	4,339.9947
Worker	1.6041	0.9084	17.1876	0.0578	7.5561	0.0336	7.5896	2.0039	0.0309	2.0348		6,070.6254	6,070.6254	0.1066	0.1162	6,107.9078
Total	1.8185	8.5721	20.3663	0.0954	8.9755	0.0755	9.0511	2.4124	0.0710	2.4835		10,224.0690	10,224.0690	0.3763	0.7196	10,447.9025

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2144	7.6637	3.1787	0.0376	1.3283	0.0420	1.3703	0.3861	0.0402	0.4263		4,153.4435	4,153.4435	0.2697	0.6034	4,339.9947
Worker	1.6041	0.9084	17.1876	0.0578	6.9649	0.0336	6.9984	1.8588	0.0309	1.8897		6,070.6254	6,070.6254	0.1066	0.1162	6,107.9078
Total	1.8185	8.5721	20.3663	0.0954	8.2932	0.0755	8.3687	2.2449	0.0710	2.3160		10,224.0690	10,224.0690	0.3763	0.7196	10,447.9025

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 2026

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.17 Architectural Coatings - 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	13.0587					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	13.2295	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

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	0.3377	0.1982	3.6244	0.0119	1.5090	7.0300e-003	1.5160	0.4002	6.4700e-003	0.4067		1,240.7188	1,240.7188	0.0233	0.0245	1,248.5912
Total	0.3377	0.1982	3.6244	0.0119	1.5090	7.0300e-003	1.5160	0.4002	6.4700e-003	0.4067		1,240.7188	1,240.7188	0.0233	0.0245	1,248.5912

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	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

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	0.3377	0.1982	3.6244	0.0119	1.3909	7.0300e-003	1.3980	0.3712	6.4700e-003	0.3777		1,240.7188	1,240.7188	0.0233	0.0245	1,248.5912
Total	0.3377	0.1982	3.6244	0.0119	1.3909	7.0300e-003	1.3980	0.3712	6.4700e-003	0.3777		1,240.7188	1,240.7188	0.0233	0.0245	1,248.5912

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.17 Architectural Coatings - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

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	0.3204	0.1814	3.4324	0.0115	1.5090	6.7000e-003	1.5157	0.4002	6.1700e-003	0.4064		1,212.3290	1,212.3290	0.0213	0.0232	1,219.7745
Total	0.3204	0.1814	3.4324	0.0115	1.5090	6.7000e-003	1.5157	0.4002	6.1700e-003	0.4064		1,212.3290	1,212.3290	0.0213	0.0232	1,219.7745

Laguna Niguel New City Center Project Construction Run - Orange County, Summer
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	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

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	0.3204	0.1814	3.4324	0.0115	1.3909	6.7000e-003	1.3976	0.3712	6.1700e-003	0.3774		1,212.3290	1,212.3290	0.0213	0.0232	1,219.7745
Total	0.3204	0.1814	3.4324	0.0115	1.3909	6.7000e-003	1.3976	0.3712	6.1700e-003	0.3774		1,212.3290	1,212.3290	0.0213	0.0232	1,219.7745

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

3.18 Finishing/Landscaping - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498		302.0559	302.0559	0.0977		304.4981
Total	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498		302.0559	302.0559	0.0977		304.4981

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	1.9300e-003	0.0690	0.0286	3.4000e-004	0.0128	3.8000e-004	0.0132	3.6800e-003	3.6000e-004	4.0400e-003		37.4184	37.4184	2.4300e-003	5.4400e-003	39.0991
Worker	7.1200e-003	4.0300e-003	0.0763	2.6000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		26.9407	26.9407	4.7000e-004	5.2000e-004	27.1061
Total	9.0500e-003	0.0731	0.1049	6.0000e-004	0.0463	5.3000e-004	0.0469	0.0126	5.0000e-004	0.0131		64.3591	64.3591	2.9000e-003	5.9600e-003	66.2052

Laguna Niguel New City Center Project Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498	0.0000	302.0559	302.0559	0.0977		304.4981
Total	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498	0.0000	302.0559	302.0559	0.0977		304.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9300e-003	0.0690	0.0286	3.4000e-004	0.0120	3.8000e-004	0.0123	3.4800e-003	3.6000e-004	3.8400e-003		37.4184	37.4184	2.4300e-003	5.4400e-003	39.0991
Worker	7.1200e-003	4.0300e-003	0.0763	2.6000e-004	0.0309	1.5000e-004	0.0311	8.2500e-003	1.4000e-004	8.3900e-003		26.9407	26.9407	4.7000e-004	5.2000e-004	27.1061
Total	9.0500e-003	0.0731	0.1049	6.0000e-004	0.0429	5.3000e-004	0.0434	0.0117	5.0000e-004	0.0122		64.3591	64.3591	2.9000e-003	5.9600e-003	66.2052

Laguna Niguel New City Center Project Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Construction Run
Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
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 - based on information provided by applicant
 Construction Phase - based on info from applicant
 Off-road Equipment -

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for demolition debris haul
- Off-road Equipment - based on information from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for fine grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for overlapping activities with building construction
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for rough grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on information from applicant
- Off-road Equipment - no additional equipment required for site prep soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by
- Demolition -
- Grading -
- Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant
- Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	87,426.00	69,940.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	262,277.00	249,163.00
tblArchitecturalCoating	ConstArea_Parking	60,002.00	40,633.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	273,738.00	218,991.00
tblArchitecturalCoating	ConstArea_Residential_Interior	821,214.00	780,154.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	305.00
tblConstructionPhase	NumDays	370.00	434.00
tblConstructionPhase	NumDays	370.00	132.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	42.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	35.00	43.00
tblConstructionPhase	NumDays	35.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	58.00
tblConstructionPhase	NumDays	20.00	67.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	MaterialExported	0.00	3,000.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	15,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	130.00	125.00
tblOffRoadEquipment	HorsePower	132.00	130.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	97.00	108.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	85.00	350.00

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	LoadFactor	0.37	0.73
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	13.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	3,125.00	3,572.00
tblTripsAndVMT	HaulingTripNumber	267.00	338.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	16.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	3.00	18.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	55.00	64.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.6037	108.1299	97.2432	0.2339	28.8093	4.4635	33.2728	11.2919	4.1331	15.4250	0.0000	23,153.0549	23,153.0549	6.2307	0.1030	23,339.5113
2024	13.1707	183.6765	143.8882	0.6712	47.0612	4.6674	51.7286	16.7281	4.3294	21.0574	0.0000	72,720.7616	72,720.7616	10.3189	7.9757	75,355.4986
2025	17.0321	22.9267	41.4675	0.1364	10.4845	0.6610	11.1455	2.8126	0.6247	3.4373	0.0000	14,166.8682	14,166.8682	1.0226	0.7704	14,422.0163
2026	16.9206	22.7590	40.3874	0.1335	10.4845	0.6590	11.1435	2.8126	0.6228	3.4354	0.0000	13,923.8105	13,923.8105	1.0133	0.7529	14,173.5071
Maximum	17.0321	183.6765	143.8882	0.6712	47.0612	4.6674	51.7286	16.7281	4.3294	21.0574	0.0000	72,720.7616	72,720.7616	10.3189	7.9757	75,355.4986

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	11.6037	108.1299	97.2432	0.2339	13.1316	4.4635	17.5951	5.0956	4.1331	9.2287	0.0000	23,153.0549	23,153.0549	6.2307	0.1030	23,339.5113
2024	13.1707	183.6765	143.8882	0.6712	31.6339	4.6674	36.3013	10.3741	4.3294	14.7035	0.0000	72,720.7616	72,720.7616	10.3189	7.9757	75,355.4985
2025	17.0321	22.9267	41.4675	0.1364	9.6841	0.6610	10.3451	2.6162	0.6247	3.2409	0.0000	14,166.8682	14,166.8682	1.0226	0.7704	14,422.0163
2026	16.9206	22.7590	40.3874	0.1335	9.6841	0.6590	10.3431	2.6161	0.6228	3.2390	0.0000	13,923.8105	13,923.8105	1.0133	0.7529	14,173.5071
Maximum	17.0321	183.6765	143.8882	0.6712	31.6339	4.6674	36.3013	10.3741	4.3294	14.7035	0.0000	72,720.7616	72,720.7616	10.3189	7.9757	75,355.4985

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	33.77	0.00	30.48	38.47	0.00	29.85	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Abatement	Site Preparation	9/1/2023	10/1/2023	5	21	
2	Demolition	Demolition	10/1/2023	11/30/2023	5	44	
3	Demolition Soil Haul	Demolition	11/2/2023	12/31/2023	5	42	
4	Demolition, Site Preparation, and Rough Grading	Grading	12/1/2023	1/1/2024	5	22	
5	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	
6	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	
7	Site Preparation, Rough Grading, Utilities, Trenching	Grading	2/1/2024	6/30/2024	5	107	
8	Building Construction (SP, RG, UT, E.G., Paving, Overlap)	Building Construction	4/1/2024	10/1/2024	5	132	
9	Rough Grading/Earthwork Soil Haul	Grading	4/1/2024	7/1/2024	5	58	
10	Site Preparation, Rough Grading, Utilities, Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1	
11	Fine Grading Soil Haul	Grading	7/1/2024	8/28/2024	5	43	
12	Paving	Paving	7/1/2024	10/1/2024	5	67	
13	Fine Grading	Grading	7/2/2024	10/1/2024	5	66	
14	Building Construction	Building Construction	10/2/2024	6/1/2026	5	434	
15	Finishing/Landscaping (Building Construction, Overlap)	Trenching	4/1/2025	6/1/2026	5	305	
16	Architectural Coatings	Architectural Coating	4/1/2025	6/1/2026	5	305	
17	Finishing/Landscaping	Trenching	6/2/2026	9/1/2026	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 176

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Acres of Paving: 17.19

Residential Indoor: 780,154; Residential Outdoor: 218,991; Non-Residential Indoor: 249,163; Non-Residential Outdoor: 69,940; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Abatement	Rubber Tired Dozers	0	8.00	247	0.40
Site Abatement	Tractors/Loaders/Backhoes	1	8.00	108	0.73
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition	Excavators	3	8.00	400	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Demolition Soil Haul	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition Soil Haul	Excavators	0	8.00	158	0.38
Demolition Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Demolition, Site Preparation, and Rough Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition, Site Preparation, and Rough Grading	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition, Site Preparation, and Rough Grading	Excavators	3	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Graders	1	8.00	174	0.41
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	150	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	550	0.38
Demolition, Site Preparation, and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Demolition, Site Preparation, and Rough Grading	Scrapers	2	8.00	367	0.48
Demolition, Site Preparation, and Rough Grading	Scrapers	4	8.00	361	0.48
Demolition, Site Preparation, and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38
Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching..... Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching..... Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching..... Building Construction (SP, RG, UT, FG,	Cranes	1	7.00	226	0.29
Rawing Overlan)..... Building Construction (SP, RG, UT, FG,	Forklifts	3	8.00	89	0.20
Rawing Overlan)..... Building Construction (SP, RG, UT, FG,	Generator Sets	1	8.00	84	0.74
Rawing Overlan)..... Building Construction (SP, RG, UT, FG,	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Rawing Overlan)..... Building Construction (SP, RG, UT, FG,	Welders	1	8.00	46	0.45
Rawing Overlan)..... Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..Fine Grading..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..Fine Grading..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..Fine Grading.....					

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					
Fine Grading	Excavators	0	8.00	158	0.38
Fine Grading	Graders	1	8.00	174	0.41
Fine Grading	Rollers	1	8.00	150	0.38
Fine Grading	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading	Scrapers	0	8.00	367	0.48
Fine Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Fine Grading Soil Haul	Excavators	0	8.00	158	0.38
Fine Grading Soil Haul	Graders	0	8.00	187	0.41
Fine Grading Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading Soil Haul	Scrapers	0	8.00	367	0.48
Fine Grading Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	7.00	226	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
Architectural Coatings	Air Compressors	1	6.00	78	0.48
Finishing/Landscaping	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Abatement	1	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition Soil Haul	0	0.00	0.00	338.00	14.70	6.90	13.00	LD_Mix	HDT_Mix	HHDT
Demolition, Site Preparation, and	22	64.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation Soil Haul	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Rough Grading/Earthwork Soil	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Rough Grading	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (SR, RG, UT, FG)	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	47.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Fine Grading	4	8.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Fine Grading Soil Haul	0	0.00	0.00	3,572.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	1	135.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Finishing/Landscaping			0.00	0.00	14.70	6.90				
Finishing/Landscaping	1	3.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.2 Site Abatement - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3325	3.3735	4.9016	6.8400e-003		0.1665	0.1665		0.1532	0.1532		662.4768	662.4768	0.2143		667.8332
Total	0.3325	3.3735	4.9016	6.8400e-003	0.0000	0.1665	0.1665	0.0000	0.1532	0.1532		662.4768	662.4768	0.2143		667.8332

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	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0554	0.0356	0.5135	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		165.4482	165.4482	3.8600e-003	3.9400e-003	166.7201
Total	0.0593	0.1821	0.5734	2.3400e-003	0.2268	1.7500e-003	0.2285	0.0607	1.6400e-003	0.0624		244.5441	244.5441	8.5400e-003	0.0153	249.3179

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3325	3.3735	4.9016	6.8400e-003		0.1665	0.1665		0.1532	0.1532	0.0000	662.4768	662.4768	0.2143		667.8332
Total	0.3325	3.3735	4.9016	6.8400e-003	0.0000	0.1665	0.1665	0.0000	0.1532	0.1532	0.0000	662.4768	662.4768	0.2143		667.8332

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	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0239	7.2000e-004	0.0247	6.9600e-003	6.9000e-004	7.6500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0554	0.0356	0.5135	1.6200e-003	0.1855	1.0300e-003	0.1865	0.0495	9.5000e-004	0.0504		165.4482	165.4482	3.8600e-003	3.9400e-003	166.7201
Total	0.0593	0.1821	0.5734	2.3400e-003	0.2094	1.7500e-003	0.2111	0.0565	1.6400e-003	0.0581		244.5441	244.5441	8.5400e-003	0.0153	249.3179

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.3 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						
Off-Road	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210		8,833.1311	8,833.1311	1.9153			8,881.0133
Total	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210		8,833.1311	8,833.1311	1.9153			8,881.0133

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	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0554	0.0356	0.5135	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		165.4482	165.4482	3.8600e-003	3.9400e-003	166.7201
Total	0.0593	0.1821	0.5734	2.3400e-003	0.2268	1.7500e-003	0.2285	0.0607	1.6400e-003	0.0624		244.5441	244.5441	8.5400e-003	0.0153	249.3179

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210	0.0000	8,833.1311	8,833.1311	1.9153		8,881.0133
Total	4.0964	31.5359	30.4951	0.0872		1.2985	1.2985		1.2210	1.2210	0.0000	8,833.1311	8,833.1311	1.9153		8,881.0133

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	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0239	7.2000e-004	0.0247	6.9600e-003	6.9000e-004	7.6500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0554	0.0356	0.5135	1.6200e-003	0.1855	1.0300e-003	0.1865	0.0495	9.5000e-004	0.0504		165.4482	165.4482	3.8600e-003	3.9400e-003	166.7201
Total	0.0593	0.1821	0.5734	2.3400e-003	0.2094	1.7500e-003	0.2111	0.0565	1.6400e-003	0.0581		244.5441	244.5441	8.5400e-003	0.0153	249.3179

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.4 Demolition Soil Haul - 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					1.3757	0.0000	1.3757	0.2083	0.0000	0.2083			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.3757	0.0000	1.3757	0.2083	0.0000	0.2083		0.0000	0.0000	0.0000		0.0000

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	0.0126	0.7017	0.2550	3.0000e-003	0.0913	4.0600e-003	0.0953	0.0250	3.8800e-003	0.0289		342.1901	342.1901	0.0340	0.0549	359.3941
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.7017	0.2550	3.0000e-003	0.0913	4.0600e-003	0.0953	0.0250	3.8800e-003	0.0289		342.1901	342.1901	0.0340	0.0549	359.3941

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6067	0.0000	0.6067	0.0919	0.0000	0.0919			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.6067	0.0000	0.6067	0.0919	0.0000	0.0919	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.0126	0.7017	0.2550	3.0000e-003	0.0851	4.0600e-003	0.0891	0.0235	3.8800e-003	0.0274		342.1901	342.1901	0.0340	0.0549	359.3941
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.7017	0.2550	3.0000e-003	0.0851	4.0600e-003	0.0891	0.0235	3.8800e-003	0.0274		342.1901	342.1901	0.0340	0.0549	359.3941

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.5 Demolition, Site Preparation, and Rough 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					26.5503	0.0000	26.5503	10.8468	0.0000	10.8468			0.0000			0.0000
Off-Road	11.3824	106.8622	94.9827	0.2230		4.4536	4.4536		4.1238	4.1238		21,985.3170	21,985.3170	6.1690		22,139.5412
Total	11.3824	106.8622	94.9827	0.2230	26.5503	4.4536	31.0039	10.8468	4.1238	14.9706		21,985.3170	21,985.3170	6.1690		22,139.5412

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	0.0117	0.4393	0.1799	2.1600e-003	0.0767	2.1700e-003	0.0789	0.0221	2.0800e-003	0.0242		237.2878	237.2878	0.0141	0.0341	247.7934
Worker	0.1971	0.1267	1.8256	5.7500e-003	0.7154	3.6600e-003	0.7190	0.1897	3.3700e-003	0.1931		588.2601	588.2601	0.0137	0.0140	592.7826
Total	0.2088	0.5660	2.0055	7.9100e-003	0.7921	5.8300e-003	0.7979	0.2118	5.4500e-003	0.2173		825.5479	825.5479	0.0278	0.0481	840.5759

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					11.7087	0.0000	11.7087	4.7834	0.0000	4.7834			0.0000			0.0000
Off-Road	11.3824	106.8622	94.9827	0.2230		4.4536	4.4536		4.1238	4.1238	0.0000	21,985.3169	21,985.3169	6.1690		22,139.5412
Total	11.3824	106.8622	94.9827	0.2230	11.7087	4.4536	16.1623	4.7834	4.1238	8.9072	0.0000	21,985.3169	21,985.3169	6.1690		22,139.5412

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	0.0117	0.4393	0.1799	2.1600e-003	0.0718	2.1700e-003	0.0740	0.0209	2.0800e-003	0.0230		237.2878	237.2878	0.0141	0.0341	247.7934
Worker	0.1971	0.1267	1.8256	5.7500e-003	0.6594	3.6600e-003	0.6631	0.1760	3.3700e-003	0.1794		588.2601	588.2601	0.0137	0.0140	592.7826
Total	0.2088	0.5660	2.0055	7.9100e-003	0.7312	5.8300e-003	0.7370	0.1969	5.4500e-003	0.2023		825.5479	825.5479	0.0278	0.0481	840.5759

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.5 Demolition, Site Preparation, and Rough Grading - 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						
Fugitive Dust					26.5503	0.0000	26.5503	10.8468	0.0000	10.8468			0.0000				0.0000
Off-Road	10.9010	98.8029	92.7577	0.2230		4.0896	4.0896		3.7848	3.7848		21,977.1655	21,977.1655	6.1605			22,131.1774
Total	10.9010	98.8029	92.7577	0.2230	26.5503	4.0896	30.6399	10.8468	3.7848	14.6316		21,977.1655	21,977.1655	6.1605			22,131.1774

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	0.0115	0.4381	0.1785	2.1200e-003	0.0767	2.2700e-003	0.0790	0.0221	2.1700e-003	0.0243		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1859	0.1138	1.7035	5.5700e-003	0.7154	3.4800e-003	0.7189	0.1897	3.2000e-003	0.1929		574.1539	574.1539	0.0125	0.0131	578.3730
Total	0.1974	0.5519	1.8820	7.6900e-003	0.7921	5.7500e-003	0.7979	0.2118	5.3700e-003	0.2172		807.7691	807.7691	0.0267	0.0468	822.3821

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					11.7087	0.0000	11.7087	4.7834	0.0000	4.7834			0.0000			0.0000
Off-Road	10.9010	98.8029	92.7577	0.2230		4.0896	4.0896		3.7848	3.7848	0.0000	21,977.1655	21,977.1655	6.1605		22,131.1774
Total	10.9010	98.8029	92.7577	0.2230	11.7087	4.0896	15.7983	4.7834	3.7848	8.5682	0.0000	21,977.1655	21,977.1655	6.1605		22,131.1774

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	0.0115	0.4381	0.1785	2.1200e-003	0.0718	2.2700e-003	0.0741	0.0209	2.1700e-003	0.0231		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1859	0.1138	1.7035	5.5700e-003	0.6594	3.4800e-003	0.6629	0.1760	3.2000e-003	0.1792		574.1539	574.1539	0.0125	0.0131	578.3730
Total	0.1974	0.5519	1.8820	7.6900e-003	0.7312	5.7500e-003	0.7370	0.1969	5.3700e-003	0.2022		807.7691	807.7691	0.0267	0.0468	822.3821

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.6 Site Preparation Soil Haul - 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						
Fugitive Dust					0.0848	0.0000	0.0848	0.0128	0.0000	0.0128			0.0000				0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0848	0.0000	0.0848	0.0128	0.0000	0.0128		0.0000	0.0000	0.0000			0.0000

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	0.3092	22.8103	7.1111	0.1075	3.4582	0.1581	3.6163	0.9468	0.1513	1.0981		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3092	22.8103	7.1111	0.1075	3.4582	0.1581	3.6163	0.9468	0.1513	1.0981		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0374	0.0000	0.0374	5.6600e-003	0.0000	5.6600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0374	0.0000	0.0374	5.6600e-003	0.0000	5.6600e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.3092	22.8103	7.1111	0.1075	3.2221	0.1581	3.3803	0.8889	0.1513	1.0402		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3092	22.8103	7.1111	0.1075	3.2221	0.1581	3.3803	0.8889	0.1513	1.0402		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.7 Site Preparation and Rough Grading - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.6800e-003	0.2920	0.1190	1.4200e-003	0.0512	1.5100e-003	0.0527	0.0147	1.4500e-003	0.0162		155.7435	155.7435	9.4700e-003	0.0225	162.6728
Worker	0.1046	0.0640	0.9582	3.1300e-003	0.4024	1.9600e-003	0.4044	0.1067	1.8000e-003	0.1085		322.9616	322.9616	7.0100e-003	7.3800e-003	325.3348
Total	0.1122	0.3560	1.0772	4.5500e-003	0.4536	3.4700e-003	0.4570	0.1214	3.2500e-003	0.1247		478.7050	478.7050	0.0165	0.0298	488.0076

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000				0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910			13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910			13,063.0067

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	7.6800e-003	0.2920	0.1190	1.4200e-003	0.0479	1.5100e-003	0.0494	0.0139	1.4500e-003	0.0154		155.7435	155.7435	9.4700e-003	0.0225	162.6728
Worker	0.1046	0.0640	0.9582	3.1300e-003	0.3709	1.9600e-003	0.3729	0.0990	1.8000e-003	0.1008		322.9616	322.9616	7.0100e-003	7.3800e-003	325.3348
Total	0.1122	0.3560	1.0772	4.5500e-003	0.4188	3.4700e-003	0.4223	0.1129	3.2500e-003	0.1162		478.7050	478.7050	0.0165	0.0298	488.0076

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.8 Site Preparation, Rough Grading, Utilities Trenching - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0115	0.4381	0.1785	2.1200e-003	0.0767	2.2700e-003	0.0790	0.0221	2.1700e-003	0.0243		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1133	0.0694	1.0381	3.3900e-003	0.4359	2.1200e-003	0.4381	0.1156	1.9500e-003	0.1176		349.8750	349.8750	7.6000e-003	7.9900e-003	352.4461
Total	0.1248	0.5074	1.2166	5.5100e-003	0.5127	4.3900e-003	0.5171	0.1377	4.1200e-003	0.1418		583.4902	583.4902	0.0218	0.0417	596.4552

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0115	0.4381	0.1785	2.1200e-003	0.0718	2.2700e-003	0.0741	0.0209	2.1700e-003	0.0231		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1133	0.0694	1.0381	3.3900e-003	0.4018	2.1200e-003	0.4039	0.1072	1.9500e-003	0.1092		349.8750	349.8750	7.6000e-003	7.9900e-003	352.4461
Total	0.1248	0.5074	1.2166	5.5100e-003	0.4736	4.3900e-003	0.4780	0.1281	4.1200e-003	0.1322		583.4902	583.4902	0.0218	0.0417	596.4552

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.9 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2130	8.1040	3.3026	0.0393	1.4195	0.0420	1.4615	0.4085	0.0402	0.4487		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.9756	0.0788	9.0544	2.4124	0.0740	2.4865		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2130	8.1040	3.3026	0.0393	1.3284	0.0420	1.3704	0.3862	0.0402	0.4264		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.2932	0.0788	8.3720	2.2450	0.0740	2.3190		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.10 Rough Grading/Earthwork Soil Haul - 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					
Fugitive Dust					0.1560	0.0000	0.1560	0.0236	0.0000	0.0236			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.1560	0.0000	0.1560	0.0236	0.0000	0.0236		0.0000	0.0000	0.0000		0.0000

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	0.5680	41.9096	13.0652	0.1975	6.3538	0.2905	6.6444	1.7396	0.2780	2.0176		22,585.911 1	22,585.911 1	2.3640	3.6261	23,725.586 3
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.5680	41.9096	13.0652	0.1975	6.3538	0.2905	6.6444	1.7396	0.2780	2.0176		22,585.911 1	22,585.911 1	2.3640	3.6261	23,725.586 3

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	0.0104	0.0000	0.0104			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0688	0.0000	0.0688	0.0104	0.0000	0.0104	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.5680	41.9096	13.0652	0.1975	5.9201	0.2905	6.2106	1.6332	0.2780	1.9111		22,585.9111	22,585.9111	2.3640	3.6261	23,725.5863
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.5680	41.9096	13.0652	0.1975	5.9201	0.2905	6.2106	1.6332	0.2780	1.9111		22,585.9111	22,585.9111	2.3640	3.6261	23,725.5863

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.11 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -

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					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0154	0.5841	0.2380	2.8300e-003	0.1023	3.0300e-003	0.1053	0.0294	2.9000e-003	0.0323		311.4869	311.4869	0.0189	0.0449	325.3455
Worker	0.1365	0.0836	1.2510	4.0900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427
Total	0.1519	0.6676	1.4890	6.9200e-003	0.6277	5.5900e-003	0.6332	0.1688	5.2500e-003	0.1740		733.1312	733.1312	0.0281	0.0546	750.0882

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					10.7733	0.0000	10.7733	4.6824	0.0000	4.6824			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	10.7733	3.1131	13.8864	4.6824	2.8640	7.5464	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0154	0.5841	0.2380	2.8300e-003	0.0957	3.0300e-003	0.0988	0.0278	2.9000e-003	0.0307		311.4869	311.4869	0.0189	0.0449	325.3455
Worker	0.1365	0.0836	1.2510	4.0900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427
Total	0.1519	0.6676	1.4890	6.9200e-003	0.5800	5.5900e-003	0.5856	0.1571	5.2500e-003	0.1623		733.1312	733.1312	0.0281	0.0546	750.0882

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.12 Fine Grading Soil Haul - 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					
Fugitive Dust					0.0658	0.0000	0.0658	9.9600e-003	0.0000	9.9600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0658	0.0000	0.0658	9.9600e-003	0.0000	9.9600e-003		0.0000	0.0000	0.0000		0.0000

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	0.2395	17.6676	5.5078	0.0833	2.6785	0.1225	2.8010	0.7334	0.1172	0.8505		9,521.3903	9,521.3903	0.9966	1.5286	10,001.8355
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2395	17.6676	5.5078	0.0833	2.6785	0.1225	2.8010	0.7334	0.1172	0.8505		9,521.3903	9,521.3903	0.9966	1.5286	10,001.8355

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.0290	0.0000	0.0290	4.3900e-003	0.0000	4.3900e-003			0.0000				0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0290	0.0000	0.0290	4.3900e-003	0.0000	4.3900e-003	0.0000	0.0000	0.0000	0.0000			0.0000

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	0.2395	17.6676	5.5078	0.0833	2.4957	0.1225	2.6182	0.6885	0.1172	0.8057		9,521.3903	9,521.3903	0.9966	1.5286	10,001.8355
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2395	17.6676	5.5078	0.0833	2.4957	0.1225	2.6182	0.6885	0.1172	0.8057		9,521.3903	9,521.3903	0.9966	1.5286	10,001.8355

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.13 Paving - 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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,178.0506
Paving	0.2694					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2385	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,178.0506

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	9.6000e-003	0.3650	0.1488	1.7700e-003	0.0639	1.8900e-003	0.0658	0.0184	1.8100e-003	0.0202		194.6793	194.6793	0.0118	0.0281	203.3410
Worker	0.0436	0.0267	0.3993	1.3000e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		134.5673	134.5673	2.9200e-003	3.0700e-003	135.5562
Total	0.0532	0.3917	0.5480	3.0700e-003	0.2316	2.7100e-003	0.2343	0.0629	2.5600e-003	0.0654		329.2466	329.2466	0.0148	0.0311	338.8971

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.5812	2,160.5812	0.6988		2,178.0506
Paving	0.2694					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2385	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.5812	2,160.5812	0.6988		2,178.0506

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	9.6000e-003	0.3650	0.1488	1.7700e-003	0.0598	1.8900e-003	0.0617	0.0174	1.8100e-003	0.0192		194.6793	194.6793	0.0118	0.0281	203.3410
Worker	0.0436	0.0267	0.3993	1.3000e-003	0.1546	8.2000e-004	0.1554	0.0413	7.5000e-004	0.0420		134.5673	134.5673	2.9200e-003	3.0700e-003	135.5562
Total	0.0532	0.3917	0.5480	3.0700e-003	0.2144	2.7100e-003	0.2171	0.0586	2.5600e-003	0.0612		329.2466	329.2466	0.0148	0.0311	338.8971

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.14 Fine Grading - 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					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8878	8.2569	11.7196	0.0174		0.4162	0.4162		0.3829	0.3829		1,680.1059	1,680.1059	0.5434		1,693.6904
Total	0.8878	8.2569	11.7196	0.0174	0.5303	0.4162	0.9464	0.0573	0.3829	0.4401		1,680.1059	1,680.1059	0.5434		1,693.6904

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	3.8400e-003	0.1460	0.0595	7.1000e-004	0.0256	7.6000e-004	0.0263	7.3600e-003	7.2000e-004	8.0800e-003		77.8717	77.8717	4.7300e-003	0.0112	81.3364
Worker	0.0232	0.0142	0.2129	7.0000e-004	0.0894	4.4000e-004	0.0899	0.0237	4.0000e-004	0.0241		71.7692	71.7692	1.5600e-003	1.6400e-003	72.2966
Total	0.0271	0.1602	0.2725	1.4100e-003	0.1150	1.2000e-003	0.1162	0.0311	1.1200e-003	0.0322		149.6410	149.6410	6.2900e-003	0.0129	153.6330

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2338	0.0000	0.2338	0.0253	0.0000	0.0253			0.0000			0.0000
Off-Road	0.8878	8.2569	11.7196	0.0174		0.4162	0.4162		0.3829	0.3829	0.0000	1,680.1059	1,680.1059	0.5434		1,693.6904
Total	0.8878	8.2569	11.7196	0.0174	0.2338	0.4162	0.6500	0.0253	0.3829	0.4081	0.0000	1,680.1059	1,680.1059	0.5434		1,693.6904

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	3.8400e-003	0.1460	0.0595	7.1000e-004	0.0239	7.6000e-004	0.0247	6.9600e-003	7.2000e-004	7.6800e-003		77.8717	77.8717	4.7300e-003	0.0112	81.3364
Worker	0.0232	0.0142	0.2129	7.0000e-004	0.0824	4.4000e-004	0.0829	0.0220	4.0000e-004	0.0224		71.7692	71.7692	1.5600e-003	1.6400e-003	72.2966
Total	0.0271	0.1602	0.2725	1.4100e-003	0.1064	1.2000e-003	0.1076	0.0290	1.1200e-003	0.0301		149.6410	149.6410	6.2900e-003	0.0129	153.6330

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.15 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	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744		2,545.1154	2,545.1154	0.6009		2,560.1386
Total	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744		2,545.1154	2,545.1154	0.6009		2,560.1386

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	0.2130	8.1040	3.3026	0.0393	1.4195	0.0420	1.4615	0.4085	0.0402	0.4487		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.9756	0.0788	9.0544	2.4124	0.0740	2.4865		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744	0.0000	2,545.1154	2,545.1154	0.6009		2,560.1386
Total	1.4653	13.3774	16.1332	0.0268		0.6106	0.6106		0.5744	0.5744	0.0000	2,545.1154	2,545.1154	0.6009		2,560.1386

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	0.2130	8.1040	3.3026	0.0393	1.3284	0.0420	1.3704	0.3862	0.0402	0.4264		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.2932	0.0788	8.3720	2.2450	0.0740	2.3190		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.15 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	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2098	8.0649	3.2876	0.0385	1.4195	0.0422	1.4617	0.4085	0.0404	0.4489		4,241.1086	4,241.1086	0.2660	0.6141	4,430.7727
Worker	1.8599	1.0892	16.9367	0.0568	7.5561	0.0352	7.5913	2.0039	0.0324	2.0363		5,916.8096	5,916.8096	0.1198	0.1303	5,958.6217
Total	2.0697	9.1540	20.2242	0.0953	8.9755	0.0775	9.0530	2.4124	0.0728	2.4852		10,157.9182	10,157.9182	0.3858	0.7444	10,389.3944

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2098	8.0649	3.2876	0.0385	1.3283	0.0422	1.3706	0.3862	0.0404	0.4266		4,241.1086	4,241.1086	0.2660	0.6141	4,430.7727
Worker	1.8599	1.0892	16.9367	0.0568	6.9649	0.0352	7.0001	1.8588	0.0324	1.8912		5,916.8096	5,916.8096	0.1198	0.1303	5,958.6217
Total	2.0697	9.1540	20.2242	0.0953	8.2932	0.0775	8.3706	2.2449	0.0728	2.3178		10,157.9182	10,157.9182	0.3858	0.7444	10,389.3944

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.15 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939		2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2065	8.0079	3.2752	0.0377	1.4194	0.0422	1.4616	0.4085	0.0404	0.4489		4,159.9602	4,159.9602	0.2690	0.6047	4,346.8947
Worker	1.7696	0.9968	16.0467	0.0550	7.5561	0.0336	7.5896	2.0039	0.0309	2.0348		5,781.8519	5,781.8519	0.1096	0.1235	5,821.3951
Total	1.9762	9.0047	19.3219	0.0927	8.9755	0.0758	9.0513	2.4124	0.0712	2.4837		9,941.8122	9,941.8122	0.3786	0.7282	10,168.2898

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287
Total	1.3615	12.4097	16.0518	0.0269		0.5250	0.5250		0.4939	0.4939	0.0000	2,545.8905	2,545.8905	0.5975		2,560.8287

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	0.2065	8.0079	3.2752	0.0377	1.3283	0.0422	1.3705	0.3861	0.0404	0.4265		4,159.9602	4,159.9602	0.2690	0.6047	4,346.8947
Worker	1.7696	0.9968	16.0467	0.0550	6.9649	0.0336	6.9984	1.8588	0.0309	1.8897		5,781.8519	5,781.8519	0.1096	0.1235	5,821.3951
Total	1.9762	9.0047	19.3219	0.0927	8.2932	0.0758	8.3689	2.2449	0.0712	2.3162		9,941.8122	9,941.8122	0.3786	0.7282	10,168.2898

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 2026

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.17 Architectural Coatings - 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	13.0587					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	13.2295	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

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	0.3714	0.2175	3.3823	0.0113	1.5090	7.0300e-003	1.5160	0.4002	6.4700e-003	0.4067		1,181.6114	1,181.6114	0.0239	0.0260	1,189.9614
Total	0.3714	0.2175	3.3823	0.0113	1.5090	7.0300e-003	1.5160	0.4002	6.4700e-003	0.4067		1,181.6114	1,181.6114	0.0239	0.0260	1,189.9614

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	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

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	0.3714	0.2175	3.3823	0.0113	1.3909	7.0300e-003	1.3980	0.3712	6.4700e-003	0.3777		1,181.6114	1,181.6114	0.0239	0.0260	1,189.9614
Total	0.3714	0.2175	3.3823	0.0113	1.3909	7.0300e-003	1.3980	0.3712	6.4700e-003	0.3777		1,181.6114	1,181.6114	0.0239	0.0260	1,189.9614

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.17 Architectural Coatings - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

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	0.3534	0.1991	3.2046	0.0110	1.5090	6.7000e-003	1.5157	0.4002	6.1700e-003	0.4064		1,154.6598	1,154.6598	0.0219	0.0247	1,162.5567
Total	0.3534	0.1991	3.2046	0.0110	1.5090	6.7000e-003	1.5157	0.4002	6.1700e-003	0.4064		1,154.6598	1,154.6598	0.0219	0.0247	1,162.5567

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0587					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	13.2295	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

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	0.3534	0.1991	3.2046	0.0110	1.3909	6.7000e-003	1.3976	0.3712	6.1700e-003	0.3774		1,154.6598	1,154.6598	0.0219	0.0247	1,162.5567
Total	0.3534	0.1991	3.2046	0.0110	1.3909	6.7000e-003	1.3976	0.3712	6.1700e-003	0.3774		1,154.6598	1,154.6598	0.0219	0.0247	1,162.5567

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

3.18 Finishing/Landscaping - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498		302.0559	302.0559	0.0977		304.4981
Total	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498		302.0559	302.0559	0.0977		304.4981

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	1.8600e-003	0.0721	0.0295	3.4000e-004	0.0128	3.8000e-004	0.0132	3.6800e-003	3.6000e-004	4.0400e-003		37.4771	37.4771	2.4200e-003	5.4500e-003	39.1612
Worker	7.8500e-003	4.4200e-003	0.0712	2.4000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		25.6591	25.6591	4.9000e-004	5.5000e-004	25.8346
Total	9.7100e-003	0.0766	0.1007	5.8000e-004	0.0463	5.3000e-004	0.0469	0.0126	5.0000e-004	0.0131		63.1362	63.1362	2.9100e-003	6.0000e-003	64.9958

Laguna Niguel New City Center Project Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498	0.0000	302.0559	302.0559	0.0977		304.4981
Total	0.1321	1.3351	2.2297	3.1200e-003		0.0541	0.0541		0.0498	0.0498	0.0000	302.0559	302.0559	0.0977		304.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8600e-003	0.0721	0.0295	3.4000e-004	0.0120	3.8000e-004	0.0124	3.4800e-003	3.6000e-004	3.8400e-003		37.4771	37.4771	2.4200e-003	5.4500e-003	39.1612
Worker	7.8500e-003	4.4200e-003	0.0712	2.4000e-004	0.0309	1.5000e-004	0.0311	8.2500e-003	1.4000e-004	8.3900e-003		25.6591	25.6591	4.9000e-004	5.5000e-004	25.8346
Total	9.7100e-003	0.0766	0.1007	5.8000e-004	0.0429	5.3000e-004	0.0434	0.0117	5.0000e-004	0.0122		63.1362	63.1362	2.9100e-003	6.0000e-003	64.9958

Laguna Niguel New City Center Project Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Construction Run
Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	539.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - based on information provided by applicant
- Construction Phase - based on info from applicant
- Off-road Equipment -
- Off-road Equipment - based on info from applicant

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for demolition debris haul
- Off-road Equipment - based on information from applicant
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for fine grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for overlapping activities with building construction
- Off-road Equipment - based on info from applicant
- Off-road Equipment - no additional equipment required for rough grading soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on information from applicant
- Off-road Equipment - no additional equipment required for site prep soil haul
- Off-road Equipment - based on info from applicant
- Off-road Equipment - based on info from applicant
- Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by applicant
- Demolition -
- Grading -
- Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant
- Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	87,426.00	69,940.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	262,277.00	249,163.00
tblArchitecturalCoating	ConstArea_Parking	60,002.00	40,633.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	273,738.00	218,991.00
tblArchitecturalCoating	ConstArea_Residential_Interior	821,214.00	780,154.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	305.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

tblConstructionPhase	NumDays	370.00	434.00
tblConstructionPhase	NumDays	370.00	132.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	42.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	35.00	43.00
tblConstructionPhase	NumDays	35.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	58.00
tblConstructionPhase	NumDays	20.00	67.00
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	MaterialExported	0.00	3,000.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	15,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17
tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23
tblOffRoadEquipment	HorsePower	231.00	226.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	130.00	125.00
tblOffRoadEquipment	HorsePower	132.00	130.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	97.00	108.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	150.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	LoadFactor	0.37	0.73
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	13.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	3,125.00	3,572.00
tblTripsAndVMT	HaulingTripNumber	267.00	338.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	16.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	3.00	18.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	55.00	64.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2172	1.8780	1.7654	4.5600e-003	0.3292	0.0773	0.4065	0.1234	0.0720	0.1953	0.0000	413.7481	413.7481	0.1002	1.9600e-003	416.8361
2024	0.9044	9.0147	9.4323	0.0302	2.8714	0.3017	3.1731	1.0209	0.2794	1.3003	0.0000	2,855.7319	2,855.7319	0.4469	0.2007	2,926.6986
2025	1.7639	2.9543	5.2951	0.0175	1.2970	0.0844	1.3813	0.3486	0.0797	0.4283	0.0000	1,645.1416	1,645.1416	0.1199	0.0906	1,675.1484
2026	0.9085	1.2779	2.2781	7.3800e-003	0.5578	0.0374	0.5952	0.1499	0.0353	0.1852	0.0000	697.4356	697.4356	0.0527	0.0371	709.8184
Maximum	1.7639	9.0147	9.4323	0.0302	2.8714	0.3017	3.1731	1.0209	0.2794	1.3003	0.0000	2,855.7319	2,855.7319	0.4469	0.2007	2,926.6986

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	0.2172	1.8780	1.7654	4.5600e-003	0.1535	0.0773	0.2308	0.0567	0.0720	0.1287	0.0000	413.7476	413.7476	0.1002	1.9600e-003	416.8357
2024	0.9044	9.0147	9.4323	0.0302	1.8276	0.3017	2.1293	0.6040	0.2794	0.8834	0.0000	2,855.7306	2,855.7306	0.4469	0.2007	2,926.6973
2025	1.7639	2.9543	5.2951	0.0175	1.1984	0.0844	1.2827	0.3244	0.0797	0.4041	0.0000	1,645.1412	1,645.1412	0.1199	0.0906	1,675.1480
2026	0.9085	1.2779	2.2781	7.3800e-003	0.5154	0.0374	0.5527	0.1395	0.0353	0.1747	0.0000	697.4355	697.4355	0.0527	0.0371	709.8182
Maximum	1.7639	9.0147	9.4323	0.0302	1.8276	0.3017	2.1293	0.6040	0.2794	0.8834	0.0000	2,855.7306	2,855.7306	0.4469	0.2007	2,926.6973

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	26.91	0.00	24.49	31.54	0.00	24.57	0.00	0.00	0.00	0.00	0.00	0.00

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2023	11-30-2023	3.4410	3.4410
2	12-1-2023	2-29-2024	3.8790	3.8790
3	3-1-2024	5-31-2024	6.4736	6.4736
4	6-1-2024	8-31-2024	6.3584	6.3584
5	9-1-2024	11-30-2024	2.8189	2.8189
6	12-1-2024	2-28-2025	1.0633	1.0633
7	3-1-2025	5-31-2025	1.1330	1.1330
8	6-1-2025	8-31-2025	1.2914	1.2914
9	9-1-2025	11-30-2025	1.2916	1.2916
10	12-1-2025	2-28-2026	1.2785	1.2785
11	3-1-2026	5-31-2026	1.2898	1.2898
12	6-1-2026	8-31-2026	0.0643	0.0643
13	9-1-2026	9-30-2026	0.0006	0.0006
		Highest	6.4736	6.4736

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Abatement	Site Preparation	9/1/2023	10/1/2023	5	21	
2	Demolition	Demolition	10/1/2023	11/30/2023	5	44	
3	Demolition Soil Haul	Demolition	11/2/2023	12/31/2023	5	42	
4	Demolition, Site Preparation, and Rough Grading	Grading	12/1/2023	1/1/2024	5	22	
5	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	
6	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	
7	Site Preparation, Rough Grading, and Utilities Transition	Grading	2/1/2024	6/30/2024	5	107	
8	Building Construction (SP, RG, UT, E.G., Paving, Overhead)	Building Construction	4/1/2024	10/1/2024	5	132	
9	Rough Grading/Earthwork Soil Haul	Grading	4/11/2024	7/1/2024	5	58	

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

10	Site Preparation, Rough Grading, Utilities, Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1
11	Fine Grading Soil Haul	Grading	7/1/2024	8/28/2024	5	43
12	Paving	Paving	7/1/2024	10/1/2024	5	67
13	Fine Grading	Grading	7/2/2024	10/1/2024	5	66
14	Building Construction	Building Construction	10/2/2024	6/1/2026	5	434
15	Finishing/Landscaping (Building Construction, Overlap)	Trenching	4/1/2025	6/1/2026	5	305
16	Architectural Coatings	Architectural Coating	4/1/2025	6/1/2026	5	305
17	Finishing/Landscaping	Trenching	6/2/2026	9/1/2026	5	66

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 176

Acres of Paving: 17.19

Residential Indoor: 780,154; Residential Outdoor: 218,991; Non-Residential Indoor: 249,163; Non-Residential Outdoor: 69,940; Striped Parking Area: 40,630

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Abatement	Rubber Tired Dozers	0	8.00	247	0.40
Site Abatement	Tractors/Loaders/Backhoes	1	8.00	108	0.73
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition	Excavators	3	8.00	400	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Demolition Soil Haul	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition Soil Haul	Excavators	0	8.00	158	0.38
Demolition Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Demolition, Site Preparation, and Rough Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition, Site Preparation, and Rough Grading	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition, Site Preparation, and Rough Grading	Excavators	3	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Graders	1	8.00	174	0.41

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	400	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	150	0.38
Demolition, Site Preparation, and Rough Grading	Rollers	1	8.00	550	0.38
Demolition, Site Preparation, and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Demolition, Site Preparation, and Rough Grading	Scrapers	2	8.00	367	0.48
Demolition, Site Preparation, and Rough Grading	Scrapers	4	8.00	361	0.48
Demolition, Site Preparation, and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38
Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38
Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching					
Building Construction (SP, RG, UT, FG)	Cranes	1	7.00	226	0.29
Rough Grading					
Building Construction (SP, RG, UT, FG)	Forklifts	3	8.00	89	0.20
Rough Grading					
Building Construction (SP, RG, UT, FG)	Generator Sets	1	8.00	84	0.74
Rough Grading					
Building Construction (SP, RG, UT, FG)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Rough Grading					
Building Construction (SP, RG, UT, FG)	Welders	1	8.00	46	0.45
Rough Grading					
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					
Fine Grading	Excavators	0	8.00	158	0.38
Fine Grading	Graders	1	8.00	174	0.41
Fine Grading	Rollers	1	8.00	150	0.38
Fine Grading	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading	Scrapers	0	8.00	367	0.48
Fine Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Fine Grading Soil Haul	Excavators	0	8.00	158	0.38
Fine Grading Soil Haul	Graders	0	8.00	187	0.41
Fine Grading Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Fine Grading Soil Haul	Scrapers	0	8.00	367	0.48
Fine Grading Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	7.00	226	0.29

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coatings	Air Compressors	1	6.00	78	0.48
Finishing/Landscaping	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Abatement	1	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition Soil Haul	0	0.00	0.00	338.00	14.70	6.90	13.00	LD_Mix	HDT_Mix	HHDT
Demolition, Site	22	64.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Preparation and Rough Site Preparation Soil	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Haul, Rough	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Grading/Earthwork, Soil Site Preparation and	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading, Site Preparation,	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading, Building Construction	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
SR, PG, UT, FG Site Preparation,	17	47.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading, Fine Grading	4	8.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Fine Grading Soil Haul	0	0.00	0.00	3,572.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	1	135.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Finishing/Landscaping			0.00	0.00	14.70	6.90				
Finishing/Landscaping	1	3.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

3.2 Site Abatement - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4900e-003	0.0354	0.0515	7.0000e-005		1.7500e-003	1.7500e-003		1.6100e-003	1.6100e-003	0.0000	6.3104	6.3104	2.0400e-003	0.0000	6.3614
Total	3.4900e-003	0.0354	0.0515	7.0000e-005	0.0000	1.7500e-003	1.7500e-003	0.0000	1.6100e-003	1.6100e-003	0.0000	6.3104	6.3104	2.0400e-003	0.0000	6.3614

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	4.0000e-005	1.5400e-003	6.2000e-004	1.0000e-005	2.6000e-004	1.0000e-005	2.7000e-004	8.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.7528	0.7528	4.0000e-005	1.1000e-004	0.7861
Worker	5.3000e-004	3.8000e-004	5.5100e-003	2.0000e-005	2.0700e-003	1.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.5973	1.5973	4.0000e-005	4.0000e-005	1.6096
Total	5.7000e-004	1.9200e-003	6.1300e-003	3.0000e-005	2.3300e-003	2.0000e-005	2.3600e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	2.3501	2.3501	8.0000e-005	1.5000e-004	2.3957

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4900e-003	0.0354	0.0515	7.0000e-005		1.7500e-003	1.7500e-003		1.6100e-003	1.6100e-003	0.0000	6.3104	6.3104	2.0400e-003	0.0000	6.3614
Total	3.4900e-003	0.0354	0.0515	7.0000e-005	0.0000	1.7500e-003	1.7500e-003	0.0000	1.6100e-003	1.6100e-003	0.0000	6.3104	6.3104	2.0400e-003	0.0000	6.3614

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	4.0000e-005	1.5400e-003	6.2000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.7528	0.7528	4.0000e-005	1.1000e-004	0.7861
Worker	5.3000e-004	3.8000e-004	5.5100e-003	2.0000e-005	1.9100e-003	1.0000e-005	1.9200e-003	5.1000e-004	1.0000e-005	5.2000e-004	0.0000	1.5973	1.5973	4.0000e-005	4.0000e-005	1.6096
Total	5.7000e-004	1.9200e-003	6.1300e-003	3.0000e-005	2.1600e-003	2.0000e-005	2.1800e-003	5.8000e-004	2.0000e-005	6.0000e-004	0.0000	2.3501	2.3501	8.0000e-005	1.5000e-004	2.3957

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.3 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					
Off-Road	0.0901	0.6938	0.6709	1.9200e-003		0.0286	0.0286		0.0269	0.0269	0.0000	176.2922	176.2922	0.0382	0.0000	177.2478
Total	0.0901	0.6938	0.6709	1.9200e-003		0.0286	0.0286		0.0269	0.0269	0.0000	176.2922	176.2922	0.0382	0.0000	177.2478

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	9.0000e-005	3.2300e-003	1.3000e-003	2.0000e-005	5.5000e-004	2.0000e-005	5.7000e-004	1.6000e-004	2.0000e-005	1.8000e-004	0.0000	1.5773	1.5773	9.0000e-005	2.3000e-004	1.6471
Worker	1.1200e-003	8.0000e-004	0.0116	4.0000e-005	4.3500e-003	2.0000e-005	4.3700e-003	1.1500e-003	2.0000e-005	1.1800e-003	0.0000	3.3468	3.3468	8.0000e-005	8.0000e-005	3.3725
Total	1.2100e-003	4.0300e-003	0.0129	6.0000e-005	4.9000e-003	4.0000e-005	4.9400e-003	1.3100e-003	4.0000e-005	1.3600e-003	0.0000	4.9240	4.9240	1.7000e-004	3.1000e-004	5.0196

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0901	0.6938	0.6709	1.9200e-003		0.0286	0.0286		0.0269	0.0269	0.0000	176.2920	176.2920	0.0382	0.0000	177.2476
Total	0.0901	0.6938	0.6709	1.9200e-003		0.0286	0.0286		0.0269	0.0269	0.0000	176.2920	176.2920	0.0382	0.0000	177.2476

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	9.0000e-005	3.2300e-003	1.3000e-003	2.0000e-005	5.2000e-004	2.0000e-005	5.3000e-004	1.5000e-004	2.0000e-005	1.7000e-004	0.0000	1.5773	1.5773	9.0000e-005	2.3000e-004	1.6471
Worker	1.1200e-003	8.0000e-004	0.0116	4.0000e-005	4.0100e-003	2.0000e-005	4.0300e-003	1.0700e-003	2.0000e-005	1.0900e-003	0.0000	3.3468	3.3468	8.0000e-005	8.0000e-005	3.3725
Total	1.2100e-003	4.0300e-003	0.0129	6.0000e-005	4.5300e-003	4.0000e-005	4.5600e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	4.9240	4.9240	1.7000e-004	3.1000e-004	5.0196

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.4 Demolition Soil Haul - 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					0.0289	0.0000	0.0289	4.3700e-003	0.0000	4.3700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0289	0.0000	0.0289	4.3700e-003	0.0000	4.3700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	2.8000e-004	0.0148	5.3100e-003	6.0000e-005	1.8900e-003	9.0000e-005	1.9700e-003	5.2000e-004	8.0000e-005	6.0000e-004	0.0000	6.5139	6.5139	6.5000e-004	1.0400e-003	6.8414
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.8000e-004	0.0148	5.3100e-003	6.0000e-005	1.8900e-003	9.0000e-005	1.9700e-003	5.2000e-004	8.0000e-005	6.0000e-004	0.0000	6.5139	6.5139	6.5000e-004	1.0400e-003	6.8414

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0127	0.0000	0.0127	1.9300e-003	0.0000	1.9300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0127	0.0000	0.0127	1.9300e-003	0.0000	1.9300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	2.8000e-004	0.0148	5.3100e-003	6.0000e-005	1.7600e-003	9.0000e-005	1.8400e-003	4.9000e-004	8.0000e-005	5.7000e-004	0.0000	6.5139	6.5139	6.5000e-004	1.0400e-003	6.8414
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.8000e-004	0.0148	5.3100e-003	6.0000e-005	1.7600e-003	9.0000e-005	1.8400e-003	4.9000e-004	8.0000e-005	5.7000e-004	0.0000	6.5139	6.5139	6.5000e-004	1.0400e-003	6.8414

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.5 Demolition, Site Preparation, and Rough 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					0.2830	0.0000	0.2830	0.1144	0.0000	0.1144	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1195	1.1221	0.9973	2.3400e-003		0.0468	0.0468		0.0433	0.0433	0.0000	209.4198	209.4198	0.0588	0.0000	210.8889
Total	0.1195	1.1221	0.9973	2.3400e-003	0.2830	0.0468	0.3298	0.1144	0.0433	0.1577	0.0000	209.4198	209.4198	0.0588	0.0000	210.8889

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	1.2000e-004	4.6300e-003	1.8600e-003	2.0000e-005	7.9000e-004	2.0000e-005	8.2000e-004	2.3000e-004	2.0000e-005	2.5000e-004	0.0000	2.2584	2.2584	1.3000e-004	3.2000e-004	2.3583
Worker	1.9000e-003	1.3600e-003	0.0196	6.0000e-005	7.3800e-003	4.0000e-005	7.4200e-003	1.9600e-003	4.0000e-005	1.9900e-003	0.0000	5.6794	5.6794	1.3000e-004	1.4000e-004	5.7230
Total	2.0200e-003	5.9900e-003	0.0215	8.0000e-005	8.1700e-003	6.0000e-005	8.2400e-003	2.1900e-003	6.0000e-005	2.2400e-003	0.0000	7.9377	7.9377	2.6000e-004	4.6000e-004	8.0813

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1248	0.0000	0.1248	0.0504	0.0000	0.0504	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1195	1.1221	0.9973	2.3400e-003		0.0468	0.0468		0.0433	0.0433	0.0000	209.4196	209.4196	0.0588	0.0000	210.8886
Total	0.1195	1.1221	0.9973	2.3400e-003	0.1248	0.0468	0.1716	0.0504	0.0433	0.0937	0.0000	209.4196	209.4196	0.0588	0.0000	210.8886

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	1.2000e-004	4.6300e-003	1.8600e-003	2.0000e-005	7.4000e-004	2.0000e-005	7.7000e-004	2.2000e-004	2.0000e-005	2.4000e-004	0.0000	2.2584	2.2584	1.3000e-004	3.2000e-004	2.3583
Worker	1.9000e-003	1.3600e-003	0.0196	6.0000e-005	6.8000e-003	4.0000e-005	6.8400e-003	1.8200e-003	4.0000e-005	1.8500e-003	0.0000	5.6794	5.6794	1.3000e-004	1.4000e-004	5.7230
Total	2.0200e-003	5.9900e-003	0.0215	8.0000e-005	7.5400e-003	6.0000e-005	7.6100e-003	2.0400e-003	6.0000e-005	2.0900e-003	0.0000	7.9377	7.9377	2.6000e-004	4.6000e-004	8.0813

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.5 Demolition, Site Preparation, and Rough Grading - 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					
Fugitive Dust					0.1024	0.0000	0.1024	0.0150	0.0000	0.0150	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.4500e-003	0.0494	0.0464	1.1000e-004		2.0400e-003	2.0400e-003		1.8900e-003	1.8900e-003	0.0000	9.9687	9.9687	2.7900e-003	0.0000	10.0385
Total	5.4500e-003	0.0494	0.0464	1.1000e-004	0.1024	2.0400e-003	0.1044	0.0150	1.8900e-003	0.0169	0.0000	9.9687	9.9687	2.7900e-003	0.0000	10.0385

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	1.0000e-005	2.2000e-004	9.0000e-005	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1059	0.1059	1.0000e-005	2.0000e-005	0.1106
Worker	9.0000e-005	6.0000e-005	8.7000e-004	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2640	0.2640	1.0000e-005	1.0000e-005	0.2659
Total	1.0000e-004	2.8000e-004	9.6000e-004	0.0000	3.9000e-004	0.0000	3.9000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3698	0.3698	2.0000e-005	3.0000e-005	0.3765

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0451	0.0000	0.0451	6.6300e-003	0.0000	6.6300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.4500e-003	0.0494	0.0464	1.1000e-004		2.0400e-003	2.0400e-003		1.8900e-003	1.8900e-003	0.0000	9.9687	9.9687	2.7900e-003	0.0000	10.0385
Total	5.4500e-003	0.0494	0.0464	1.1000e-004	0.0451	2.0400e-003	0.0472	6.6300e-003	1.8900e-003	8.5200e-003	0.0000	9.9687	9.9687	2.7900e-003	0.0000	10.0385

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	1.0000e-005	2.2000e-004	9.0000e-005	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1059	0.1059	1.0000e-005	2.0000e-005	0.1106
Worker	9.0000e-005	6.0000e-005	8.7000e-004	0.0000	3.2000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2640	0.2640	1.0000e-005	1.0000e-005	0.2659
Total	1.0000e-004	2.8000e-004	9.6000e-004	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3698	0.3698	2.0000e-005	3.0000e-005	0.3765

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.6 Site Preparation Soil Haul - 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					
Fugitive Dust					1.7000e-004	0.0000	1.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.7000e-004	0.0000	1.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	6.3000e-004	0.0462	0.0142	2.1000e-004	6.8100e-003	3.2000e-004	7.1200e-003	1.8700e-003	3.0000e-004	2.1700e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.3000e-004	0.0462	0.0142	2.1000e-004	6.8100e-003	3.2000e-004	7.1200e-003	1.8700e-003	3.0000e-004	2.1700e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.0000e-005	0.0000	7.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	7.0000e-005	0.0000	7.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	6.3000e-004	0.0462	0.0142	2.1000e-004	6.3500e-003	3.2000e-004	6.6600e-003	1.7500e-003	3.0000e-004	2.0600e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.3000e-004	0.0462	0.0142	2.1000e-004	6.3500e-003	3.2000e-004	6.6600e-003	1.7500e-003	3.0000e-004	2.0600e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.7 Site Preparation and Rough Grading - 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					
Fugitive Dust					0.2687	0.0000	0.2687	0.1168	0.0000	0.1168	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0808	0.7920	0.7731	1.4700e-003		0.0342	0.0342		0.0315	0.0315	0.0000	129.3106	129.3106	0.0418	0.0000	130.3562
Total	0.0808	0.7920	0.7731	1.4700e-003	0.2687	0.0342	0.3030	0.1168	0.0315	0.1483	0.0000	129.3106	129.3106	0.0418	0.0000	130.3562

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	9.0000e-005	3.2200e-003	1.2900e-003	2.0000e-005	5.5000e-004	2.0000e-005	5.7000e-004	1.6000e-004	2.0000e-005	1.8000e-004	0.0000	1.5528	1.5528	9.0000e-005	2.2000e-004	1.6219
Worker	1.0500e-003	7.2000e-004	0.0108	3.0000e-005	4.3500e-003	2.0000e-005	4.3700e-003	1.1500e-003	2.0000e-005	1.1700e-003	0.0000	3.2664	3.2664	7.0000e-005	7.0000e-005	3.2904
Total	1.1400e-003	3.9400e-003	0.0121	5.0000e-005	4.9000e-003	4.0000e-005	4.9400e-003	1.3100e-003	4.0000e-005	1.3500e-003	0.0000	4.8193	4.8193	1.6000e-004	2.9000e-004	4.9123

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1185	0.0000	0.1185	0.0515	0.0000	0.0515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0808	0.7920	0.7731	1.4700e-003		0.0342	0.0342		0.0315	0.0315	0.0000	129.3105	129.3105	0.0418	0.0000	130.3560
Total	0.0808	0.7920	0.7731	1.4700e-003	0.1185	0.0342	0.1528	0.0515	0.0315	0.0830	0.0000	129.3105	129.3105	0.0418	0.0000	130.3560

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	9.0000e-005	3.2200e-003	1.2900e-003	2.0000e-005	5.2000e-004	2.0000e-005	5.4000e-004	1.5000e-004	2.0000e-005	1.7000e-004	0.0000	1.5528	1.5528	9.0000e-005	2.2000e-004	1.6219
Worker	1.0500e-003	7.2000e-004	0.0108	3.0000e-005	4.0100e-003	2.0000e-005	4.0300e-003	1.0700e-003	2.0000e-005	1.0900e-003	0.0000	3.2664	3.2664	7.0000e-005	7.0000e-005	3.2904
Total	1.1400e-003	3.9400e-003	0.0121	5.0000e-005	4.5300e-003	4.0000e-005	4.5700e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	4.8193	4.8193	1.6000e-004	2.9000e-004	4.9123

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.8 Site Preparation, Rough Grading, Utilities Trenching - 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					
Fugitive Dust					1.3070	0.0000	1.3070	0.5681	0.0000	0.5681	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3930	3.8521	3.7601	7.1600e-003		0.1666	0.1666		0.1532	0.1532	0.0000	628.9198	628.9198	0.2034	0.0000	634.0050
Total	0.3930	3.8521	3.7601	7.1600e-003	1.3070	0.1666	1.4735	0.5681	0.1532	0.7213	0.0000	628.9198	628.9198	0.2034	0.0000	634.0050

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	6.3000e-004	0.0235	9.3900e-003	1.1000e-004	4.0400e-003	1.2000e-004	4.1700e-003	1.1700e-003	1.2000e-004	1.2800e-003	0.0000	11.3285	11.3285	6.9000e-004	1.6300e-003	11.8326
Worker	5.5500e-003	3.7800e-003	0.0568	1.8000e-004	0.0229	1.1000e-004	0.0230	6.0800e-003	1.0000e-004	6.1900e-003	0.0000	17.2107	17.2107	3.7000e-004	3.9000e-004	17.3370
Total	6.1800e-003	0.0273	0.0662	2.9000e-004	0.0270	2.3000e-004	0.0272	7.2500e-003	2.2000e-004	7.4700e-003	0.0000	28.5391	28.5391	1.0600e-003	2.0200e-003	29.1696

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5764	0.0000	0.5764	0.2505	0.0000	0.2505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3930	3.8521	3.7601	7.1600e-003		0.1666	0.1666		0.1532	0.1532	0.0000	628.9191	628.9191	0.2034	0.0000	634.0042
Total	0.3930	3.8521	3.7601	7.1600e-003	0.5764	0.1666	0.7429	0.2505	0.1532	0.4037	0.0000	628.9191	628.9191	0.2034	0.0000	634.0042

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	6.3000e-004	0.0235	9.3900e-003	1.1000e-004	3.7900e-003	1.2000e-004	3.9100e-003	1.1000e-003	1.2000e-004	1.2200e-003	0.0000	11.3285	11.3285	6.9000e-004	1.6300e-003	11.8326
Worker	5.5500e-003	3.7800e-003	0.0568	1.8000e-004	0.0211	1.1000e-004	0.0212	5.6400e-003	1.0000e-004	5.7500e-003	0.0000	17.2107	17.2107	3.7000e-004	3.9000e-004	17.3370
Total	6.1800e-003	0.0273	0.0662	2.9000e-004	0.0249	2.3000e-004	0.0251	6.7400e-003	2.2000e-004	6.9700e-003	0.0000	28.5391	28.5391	1.0600e-003	2.0200e-003	29.1696

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.9 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	0.0718	0.6320	0.6775	1.2300e-003		0.0288	0.0288		0.0273	0.0273	0.0000	104.9581	104.9581	0.0206	0.0000	105.4741
Total	0.0718	0.6320	0.6775	1.2300e-003		0.0288	0.0288		0.0273	0.0273	0.0000	104.9581	104.9581	0.0206	0.0000	105.4741

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	0.0143	0.5363	0.2144	2.5900e-003	0.0923	2.7600e-003	0.0951	0.0266	2.6400e-003	0.0293	0.0000	258.5438	258.5438	0.0158	0.0373	270.0475
Worker	0.1187	0.0809	1.2141	3.9300e-003	0.4898	2.4300e-003	0.4922	0.1301	2.2300e-003	0.1323	0.0000	368.0184	368.0184	7.8700e-003	8.4100e-003	370.7210
Total	0.1330	0.6172	1.4285	6.5200e-003	0.5821	5.1900e-003	0.5873	0.1567	4.8700e-003	0.1616	0.0000	626.5622	626.5622	0.0236	0.0457	640.7685

Laguna Niguel New City Center Project Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0718	0.6320	0.6775	1.2300e-003		0.0288	0.0288		0.0273	0.0273	0.0000	104.9580	104.9580	0.0206	0.0000	105.4740
Total	0.0718	0.6320	0.6775	1.2300e-003		0.0288	0.0288		0.0273	0.0273	0.0000	104.9580	104.9580	0.0206	0.0000	105.4740

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	0.0143	0.5363	0.2144	2.5900e-003	0.0864	2.7600e-003	0.0892	0.0252	2.6400e-003	0.0278	0.0000	258.5438	258.5438	0.0158	0.0373	270.0475
Worker	0.1187	0.0809	1.2141	3.9300e-003	0.4516	2.4300e-003	0.4540	0.1207	2.2300e-003	0.1229	0.0000	368.0184	368.0184	7.8700e-003	8.4100e-003	370.7210
Total	0.1330	0.6172	1.4285	6.5200e-003	0.5380	5.1900e-003	0.5432	0.1459	4.8700e-003	0.1507	0.0000	626.5622	626.5622	0.0236	0.0457	640.7685

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.10 Rough Grading/Earthwork Soil Haul - 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					
Fugitive Dust					4.5200e-003	0.0000	4.5200e-003	6.8000e-004	0.0000	6.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	4.5200e-003	0.0000	4.5200e-003	6.8000e-004	0.0000	6.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0169	1.2306	0.3774	5.7300e-003	0.1814	8.4200e-003	0.1898	0.0497	8.0500e-003	0.0578	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0169	1.2306	0.3774	5.7300e-003	0.1814	8.4200e-003	0.1898	0.0497	8.0500e-003	0.0578	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9900e-003	0.0000	1.9900e-003	3.0000e-004	0.0000	3.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.9900e-003	0.0000	1.9900e-003	3.0000e-004	0.0000	3.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0169	1.2306	0.3774	5.7300e-003	0.1691	8.4200e-003	0.1775	0.0467	8.0500e-003	0.0548	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0169	1.2306	0.3774	5.7300e-003	0.1691	8.4200e-003	0.1775	0.0467	8.0500e-003	0.0548	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

**3.11 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -
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					0.0122	0.0000	0.0122	5.3100e-003	0.0000	5.3100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0360	0.0351	7.0000e-005		1.5600e-003	1.5600e-003		1.4300e-003	1.4300e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253
Total	3.6700e-003	0.0360	0.0351	7.0000e-005	0.0122	1.5600e-003	0.0138	5.3100e-003	1.4300e-003	6.7400e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253

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	1.0000e-005	2.9000e-004	1.2000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.1412	0.1412	1.0000e-005	2.0000e-005	0.1475
Worker	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.6000e-004	0.0000	2.6000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953
Total	7.0000e-005	3.3000e-004	7.6000e-004	0.0000	3.1000e-004	0.0000	3.1000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.3350	0.3350	1.0000e-005	2.0000e-005	0.3427

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3900e-003	0.0000	5.3900e-003	2.3400e-003	0.0000	2.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0360	0.0351	7.0000e-005		1.5600e-003	1.5600e-003		1.4300e-003	1.4300e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253
Total	3.6700e-003	0.0360	0.0351	7.0000e-005	5.3900e-003	1.5600e-003	6.9500e-003	2.3400e-003	1.4300e-003	3.7700e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253

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	1.0000e-005	2.9000e-004	1.2000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.1412	0.1412	1.0000e-005	2.0000e-005	0.1475
Worker	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953
Total	7.0000e-005	3.3000e-004	7.6000e-004	0.0000	2.9000e-004	0.0000	2.9000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.3350	0.3350	1.0000e-005	2.0000e-005	0.3427

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.12 Fine Grading Soil Haul - 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					
Fugitive Dust					1.4100e-003	0.0000	1.4100e-003	2.1000e-004	0.0000	2.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.4100e-003	0.0000	1.4100e-003	2.1000e-004	0.0000	2.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	5.2700e-003	0.3846	0.1180	1.7900e-003	0.0567	2.6300e-003	0.0593	0.0156	2.5200e-003	0.0181	0.0000	185.6551	185.6551	0.0194	0.0298	195.0237
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.2700e-003	0.3846	0.1180	1.7900e-003	0.0567	2.6300e-003	0.0593	0.0156	2.5200e-003	0.0181	0.0000	185.6551	185.6551	0.0194	0.0298	195.0237

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2000e-004	0.0000	6.2000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	6.2000e-004	0.0000	6.2000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	5.2700e-003	0.3846	0.1180	1.7900e-003	0.0528	2.6300e-003	0.0555	0.0146	2.5200e-003	0.0171	0.0000	185.6551	185.6551	0.0194	0.0298	195.0237
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.2700e-003	0.3846	0.1180	1.7900e-003	0.0528	2.6300e-003	0.0555	0.0146	2.5200e-003	0.0171	0.0000	185.6551	185.6551	0.0194	0.0298	195.0237

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.13 Paving - 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	0.0325	0.3131	0.4799	7.5000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	65.6616	65.6616	0.0212	0.0000	66.1925
Paving	9.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0415	0.3131	0.4799	7.5000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	65.6616	65.6616	0.0212	0.0000	66.1925

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	3.3000e-004	0.0123	4.9000e-003	6.0000e-005	2.1100e-003	6.0000e-005	2.1700e-003	6.1000e-004	6.0000e-005	6.7000e-004	0.0000	5.9113	5.9113	3.6000e-004	8.5000e-004	6.1743
Worker	1.3400e-003	9.1000e-004	0.0137	4.0000e-005	5.5200e-003	3.0000e-005	5.5400e-003	1.4600e-003	3.0000e-005	1.4900e-003	0.0000	4.1449	4.1449	9.0000e-005	9.0000e-005	4.1754
Total	1.6700e-003	0.0132	0.0186	1.0000e-004	7.6300e-003	9.0000e-005	7.7100e-003	2.0700e-003	9.0000e-005	2.1600e-003	0.0000	10.0562	10.0562	4.5000e-004	9.4000e-004	10.3497

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0325	0.3131	0.4799	7.5000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	65.6615	65.6615	0.0212	0.0000	66.1924
Paving	9.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0415	0.3131	0.4799	7.5000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	65.6615	65.6615	0.0212	0.0000	66.1924

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	3.3000e-004	0.0123	4.9000e-003	6.0000e-005	1.9800e-003	6.0000e-005	2.0400e-003	5.8000e-004	6.0000e-005	6.4000e-004	0.0000	5.9113	5.9113	3.6000e-004	8.5000e-004	6.1743
Worker	1.3400e-003	9.1000e-004	0.0137	4.0000e-005	5.0900e-003	3.0000e-005	5.1100e-003	1.3600e-003	3.0000e-005	1.3800e-003	0.0000	4.1449	4.1449	9.0000e-005	9.0000e-005	4.1754
Total	1.6700e-003	0.0132	0.0186	1.0000e-004	7.0700e-003	9.0000e-005	7.1500e-003	1.9400e-003	9.0000e-005	2.0200e-003	0.0000	10.0562	10.0562	4.5000e-004	9.4000e-004	10.3497

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.14 Fine Grading - 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					
Fugitive Dust					0.0175	0.0000	0.0175	1.8900e-003	0.0000	1.8900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0293	0.2725	0.3868	5.7000e-004		0.0137	0.0137		0.0126	0.0126	0.0000	50.2975	50.2975	0.0163	0.0000	50.7042
Total	0.0293	0.2725	0.3868	5.7000e-004	0.0175	0.0137	0.0312	1.8900e-003	0.0126	0.0145	0.0000	50.2975	50.2975	0.0163	0.0000	50.7042

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	1.3000e-004	4.8300e-003	1.9300e-003	2.0000e-005	8.3000e-004	2.0000e-005	8.6000e-004	2.4000e-004	2.0000e-005	2.6000e-004	0.0000	2.3292	2.3292	1.4000e-004	3.4000e-004	2.4329
Worker	7.0000e-004	4.8000e-004	7.1800e-003	2.0000e-005	2.9000e-003	1.0000e-005	2.9100e-003	7.7000e-004	1.0000e-005	7.8000e-004	0.0000	2.1776	2.1776	5.0000e-005	5.0000e-005	2.1936
Total	8.3000e-004	5.3100e-003	9.1100e-003	4.0000e-005	3.7300e-003	3.0000e-005	3.7700e-003	1.0100e-003	3.0000e-005	1.0400e-003	0.0000	4.5068	4.5068	1.9000e-004	3.9000e-004	4.6265

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.7200e-003	0.0000	7.7200e-003	8.3000e-004	0.0000	8.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0293	0.2725	0.3868	5.7000e-004		0.0137	0.0137		0.0126	0.0126	0.0000	50.2974	50.2974	0.0163	0.0000	50.7041
Total	0.0293	0.2725	0.3868	5.7000e-004	7.7200e-003	0.0137	0.0215	8.3000e-004	0.0126	0.0135	0.0000	50.2974	50.2974	0.0163	0.0000	50.7041

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	1.3000e-004	4.8300e-003	1.9300e-003	2.0000e-005	7.8000e-004	2.0000e-005	8.0000e-004	2.3000e-004	2.0000e-005	2.5000e-004	0.0000	2.3292	2.3292	1.4000e-004	3.4000e-004	2.4329
Worker	7.0000e-004	4.8000e-004	7.1800e-003	2.0000e-005	2.6700e-003	1.0000e-005	2.6900e-003	7.1000e-004	1.0000e-005	7.3000e-004	0.0000	2.1776	2.1776	5.0000e-005	5.0000e-005	2.1936
Total	8.3000e-004	5.3100e-003	9.1100e-003	4.0000e-005	3.4500e-003	3.0000e-005	3.4900e-003	9.4000e-004	3.0000e-005	9.8000e-004	0.0000	4.5068	4.5068	1.9000e-004	3.9000e-004	4.6265

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.15 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	0.0476	0.4348	0.5243	8.7000e-004		0.0198	0.0198		0.0187	0.0187	0.0000	75.0389	75.0389	0.0177	0.0000	75.4819
Total	0.0476	0.4348	0.5243	8.7000e-004		0.0198	0.0198		0.0187	0.0187	0.0000	75.0389	75.0389	0.0177	0.0000	75.4819

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	7.0500e-003	0.2641	0.1056	1.2800e-003	0.0455	1.3600e-003	0.0468	0.0131	1.3000e-003	0.0144	0.0000	127.3132	127.3132	7.7600e-003	0.0184	132.9780
Worker	0.0584	0.0399	0.5979	1.9400e-003	0.2412	1.2000e-003	0.2424	0.0641	1.1000e-003	0.0652	0.0000	181.2212	181.2212	3.8700e-003	4.1400e-003	182.5520
Total	0.0655	0.3039	0.7035	3.2200e-003	0.2867	2.5600e-003	0.2892	0.0772	2.4000e-003	0.0796	0.0000	308.5344	308.5344	0.0116	0.0225	315.5299

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0476	0.4348	0.5243	8.7000e-004		0.0198	0.0198		0.0187	0.0187	0.0000	75.0388	75.0388	0.0177	0.0000	75.4818
Total	0.0476	0.4348	0.5243	8.7000e-004		0.0198	0.0198		0.0187	0.0187	0.0000	75.0388	75.0388	0.0177	0.0000	75.4818

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	7.0500e-003	0.2641	0.1056	1.2800e-003	0.0426	1.3600e-003	0.0439	0.0124	1.3000e-003	0.0137	0.0000	127.3132	127.3132	7.7600e-003	0.0184	132.9780
Worker	0.0584	0.0399	0.5979	1.9400e-003	0.2224	1.2000e-003	0.2236	0.0594	1.1000e-003	0.0605	0.0000	181.2212	181.2212	3.8700e-003	4.1400e-003	182.5520
Total	0.0655	0.3039	0.7035	3.2200e-003	0.2649	2.5600e-003	0.2675	0.0718	2.4000e-003	0.0742	0.0000	308.5344	308.5344	0.0116	0.0225	315.5299

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.15 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	0.1777	1.6195	2.0948	3.5000e-003		0.0685	0.0685		0.0645	0.0645	0.0000	301.4019	301.4019	0.0707	0.0000	303.1704
Total	0.1777	1.6195	2.0948	3.5000e-003		0.0685	0.0685		0.0645	0.0645	0.0000	301.4019	301.4019	0.0707	0.0000	303.1704

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	0.0279	1.0552	0.4221	5.0200e-003	0.1825	5.4900e-003	0.1880	0.0527	5.2600e-003	0.0579	0.0000	501.6480	501.6480	0.0315	0.0726	524.0832
Worker	0.2218	0.1449	2.2594	7.5100e-003	0.9685	4.6000e-003	0.9731	0.2572	4.2300e-003	0.2614	0.0000	709.9310	709.9310	0.0142	0.0156	714.9442
Total	0.2497	1.2001	2.6815	0.0125	1.1510	0.0101	1.1611	0.3098	9.4900e-003	0.3193	0.0000	1,211.5790	1,211.5790	0.0457	0.0883	1,239.0274

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1777	1.6195	2.0948	3.5000e-003		0.0685	0.0685		0.0645	0.0645	0.0000	301.4015	301.4015	0.0707	0.0000	303.1700
Total	0.1777	1.6195	2.0948	3.5000e-003		0.0685	0.0685		0.0645	0.0645	0.0000	301.4015	301.4015	0.0707	0.0000	303.1700

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	0.0279	1.0552	0.4221	5.0200e-003	0.1709	5.4900e-003	0.1764	0.0498	5.2600e-003	0.0550	0.0000	501.6480	501.6480	0.0315	0.0726	524.0832
Worker	0.2218	0.1449	2.2594	7.5100e-003	0.8929	4.6000e-003	0.8975	0.2386	4.2300e-003	0.2429	0.0000	709.9310	709.9310	0.0142	0.0156	714.9442
Total	0.2497	1.2001	2.6815	0.0125	1.0638	0.0101	1.0739	0.2884	9.4900e-003	0.2979	0.0000	1,211.5790	1,211.5790	0.0457	0.0883	1,239.0274

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.15 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0735	0.6701	0.8668	1.4500e-003		0.0284	0.0284		0.0267	0.0267	0.0000	124.7180	124.7180	0.0293	0.0000	125.4498
Total	0.0735	0.6701	0.8668	1.4500e-003		0.0284	0.0284		0.0267	0.0267	0.0000	124.7180	124.7180	0.0293	0.0000	125.4498

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	0.0114	0.4335	0.1741	2.0300e-003	0.0755	2.2700e-003	0.0778	0.0218	2.1700e-003	0.0240	0.0000	203.6033	203.6033	0.0132	0.0296	212.7530
Worker	0.0872	0.0549	0.8857	3.0100e-003	0.4007	1.8100e-003	0.4026	0.1064	1.6700e-003	0.1081	0.0000	287.0580	287.0580	5.3500e-003	6.1300e-003	289.0198
Total	0.0985	0.4884	1.0598	5.0400e-003	0.4763	4.0800e-003	0.4804	0.1282	3.8400e-003	0.1321	0.0000	490.6613	490.6613	0.0186	0.0357	501.7728

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0735	0.6701	0.8668	1.4500e-003		0.0284	0.0284		0.0267	0.0267	0.0000	124.7179	124.7179	0.0293	0.0000	125.4497
Total	0.0735	0.6701	0.8668	1.4500e-003		0.0284	0.0284		0.0267	0.0267	0.0000	124.7179	124.7179	0.0293	0.0000	125.4497

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	0.0114	0.4335	0.1741	2.0300e-003	0.0707	2.2700e-003	0.0730	0.0206	2.1700e-003	0.0228	0.0000	203.6033	203.6033	0.0132	0.0296	212.7530
Worker	0.0872	0.0549	0.8857	3.0100e-003	0.3695	1.8100e-003	0.3713	0.0988	1.6700e-003	0.1004	0.0000	287.0580	287.0580	5.3500e-003	6.1300e-003	289.0198
Total	0.0985	0.4884	1.0598	5.0400e-003	0.4402	4.0800e-003	0.4443	0.1194	3.8400e-003	0.1232	0.0000	490.6613	490.6613	0.0186	0.0357	501.7728

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 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	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
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
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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
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
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.16 Finishing/Landscaping (Building Construction Overlap) - 2026

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
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
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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
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
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.17 Architectural Coatings - 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	1.2863					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0168	0.1128	0.1782	2.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003	0.0000	25.1496	25.1496	1.3700e-003	0.0000	25.1839
Total	1.3031	0.1128	0.1782	2.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003	0.0000	25.1496	25.1496	1.3700e-003	0.0000	25.1839

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0334	0.0219	0.3406	1.1300e-003	0.1460	6.9000e-004	0.1467	0.0388	6.4000e-004	0.0394	0.0000	107.0111	107.0111	2.1300e-003	2.3600e-003	107.7668
Total	0.0334	0.0219	0.3406	1.1300e-003	0.1460	6.9000e-004	0.1467	0.0388	6.4000e-004	0.0394	0.0000	107.0111	107.0111	2.1300e-003	2.3600e-003	107.7668

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2863					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0168	0.1128	0.1782	2.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003	0.0000	25.1495	25.1495	1.3700e-003	0.0000	25.1838
Total	1.3031	0.1128	0.1782	2.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003	0.0000	25.1495	25.1495	1.3700e-003	0.0000	25.1838

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0334	0.0219	0.3406	1.1300e-003	0.1346	6.9000e-004	0.1353	0.0360	6.4000e-004	0.0366	0.0000	107.0111	107.0111	2.1300e-003	2.3600e-003	107.7668
Total	0.0334	0.0219	0.3406	1.1300e-003	0.1346	6.9000e-004	0.1353	0.0360	6.4000e-004	0.0366	0.0000	107.0111	107.0111	2.1300e-003	2.3600e-003	107.7668

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.17 Architectural Coatings - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7052					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2300e-003	0.0619	0.0977	1.6000e-004		2.7800e-003	2.7800e-003		2.7800e-003	2.7800e-003	0.0000	13.7876	13.7876	7.5000e-004	0.0000	13.8064
Total	0.7144	0.0619	0.0977	1.6000e-004		2.7800e-003	2.7800e-003		2.7800e-003	2.7800e-003	0.0000	13.7876	13.7876	7.5000e-004	0.0000	13.8064

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0174	0.0110	0.1769	6.0000e-004	0.0800	3.6000e-004	0.0804	0.0213	3.3000e-004	0.0216	0.0000	57.3267	57.3267	1.0700e-003	1.2200e-003	57.7185
Total	0.0174	0.0110	0.1769	6.0000e-004	0.0800	3.6000e-004	0.0804	0.0213	3.3000e-004	0.0216	0.0000	57.3267	57.3267	1.0700e-003	1.2200e-003	57.7185

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7052					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2300e-003	0.0619	0.0977	1.6000e-004		2.7800e-003	2.7800e-003		2.7800e-003	2.7800e-003	0.0000	13.7876	13.7876	7.5000e-004	0.0000	13.8064
Total	0.7144	0.0619	0.0977	1.6000e-004		2.7800e-003	2.7800e-003		2.7800e-003	2.7800e-003	0.0000	13.7876	13.7876	7.5000e-004	0.0000	13.8064

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0174	0.0110	0.1769	6.0000e-004	0.0738	3.6000e-004	0.0742	0.0197	3.3000e-004	0.0201	0.0000	57.3267	57.3267	1.0700e-003	1.2200e-003	57.7185
Total	0.0174	0.0110	0.1769	6.0000e-004	0.0738	3.6000e-004	0.0742	0.0197	3.3000e-004	0.0201	0.0000	57.3267	57.3267	1.0700e-003	1.2200e-003	57.7185

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

3.18 Finishing/Landscaping - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.3600e-003	0.0441	0.0736	1.0000e-004		1.7900e-003	1.7900e-003		1.6400e-003	1.6400e-003	0.0000	9.0427	9.0427	2.9200e-003	0.0000	9.1158
Total	4.3600e-003	0.0441	0.0736	1.0000e-004		1.7900e-003	1.7900e-003		1.6400e-003	1.6400e-003	0.0000	9.0427	9.0427	2.9200e-003	0.0000	9.1158

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	6.0000e-005	2.3900e-003	9.6000e-004	1.0000e-005	4.2000e-004	1.0000e-005	4.3000e-004	1.2000e-004	1.0000e-005	1.3000e-004	0.0000	1.1209	1.1209	7.0000e-005	1.6000e-004	1.1713
Worker	2.4000e-004	1.5000e-004	2.4000e-003	1.0000e-005	1.0900e-003	0.0000	1.0900e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.7785	0.7785	1.0000e-005	2.0000e-005	0.7838
Total	3.0000e-004	2.5400e-003	3.3600e-003	2.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.8995	1.8995	8.0000e-005	1.8000e-004	1.9551

Laguna Niguel New City Center Project Construction Run - Orange County, Annual

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.3600e-003	0.0441	0.0736	1.0000e-004		1.7900e-003	1.7900e-003		1.6400e-003	1.6400e-003	0.0000	9.0427	9.0427	2.9200e-003	0.0000	9.1158
Total	4.3600e-003	0.0441	0.0736	1.0000e-004		1.7900e-003	1.7900e-003		1.6400e-003	1.6400e-003	0.0000	9.0427	9.0427	2.9200e-003	0.0000	9.1158

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	6.0000e-005	2.3900e-003	9.6000e-004	1.0000e-005	3.9000e-004	1.0000e-005	4.0000e-004	1.1000e-004	1.0000e-005	1.3000e-004	0.0000	1.1209	1.1209	7.0000e-005	1.6000e-004	1.1713
Worker	2.4000e-004	1.5000e-004	2.4000e-003	1.0000e-005	1.0000e-003	0.0000	1.0100e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.7785	0.7785	1.0000e-005	2.0000e-005	0.7838
Total	3.0000e-004	2.5400e-003	3.3600e-003	2.0000e-005	1.3900e-003	1.0000e-005	1.4100e-003	3.8000e-004	1.0000e-005	4.0000e-004	0.0000	1.8995	1.8995	8.0000e-005	1.8000e-004	1.9551

CalEEMod Mitigated Construction Model

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

**Laguna Niguel New City Center Project Mitigated Construction Run
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
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 - based on information provided by applicant

Construction Phase - based on info from applicant. MM: no overlap of demo and site prep/rough grading.

Off-road Equipment -

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Off-road Equipment - based on info from applicant

Off-road Equipment - no additional equipment required for rough grading soil haul

Off-road Equipment - based on information from applicant

Off-road Equipment - no additional equipment required for site prep soil haul

Off-road Equipment - based on info from applicant

Off-road Equipment - based on info from applicant

Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by

Demolition -

Grading -

Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant

Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186. MM: Tier 4 Final engines. Water 3x/day

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	370.00	133.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	116.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	AcresOfGrading	6.00	3.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17
tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.8112	140.0046	141.0682	0.4653	40.7154	4.9447	44.6505	15.0092	4.5911	18.7013	0.0000	49,569.7058	49,569.7058	8.0489	4.5778	51,119.3656
Maximum	14.8112	140.0046	141.0682	0.4653	40.7154	4.9447	44.6505	15.0092	4.5911	18.7013	0.0000	49,569.7058	49,569.7058	8.0489	4.5778	51,119.3656

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					
2024	5.5794	60.6525	152.7776	0.4653	24.3481	0.6759	25.0240	8.1460	0.6578	8.8038	0.0000	49,569.7058	49,569.7058	8.0489	4.5778	51,119.3655
Maximum	5.5794	60.6525	152.7776	0.4653	24.3481	0.6759	25.0240	8.1460	0.6578	8.8038	0.0000	49,569.7058	49,569.7058	8.0489	4.5778	51,119.3655

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	62.33	56.68	-8.30	0.00	40.20	86.33	43.96	45.73	85.67	52.92	0.00	0.00	0.00	0.00	0.00	0.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition (2024)	Demolition	1/1/2024	4/1/2024	5	66	b
2	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	d
3	Rough Grading/Earthwork Soil Haul	Grading	1/20/2024	7/1/2024	5	116	g
4	Site Preparation, Rough Grading, Utilities, Trenching	Grading	2/1/2024	6/30/2024	5	107	e
5	Building Construction (SP, RG, UT, E.G., Paving, Overlaid)	Building Construction	4/1/2024	10/2/2024	5	133	f
6	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	h
7	Site Preparation, Rough Grading, Utilities, Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1	i

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 132

Acres of Paving: 17.19

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition (2024)	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition (2024)	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition (2024)	Excavators	3	8.00	400	0.38
Demolition (2024)	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38
Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching..... Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching..... Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching..... Building Construction (SP, RG, UT, FG, Paving, Overlaid)	Cranes	1	7.00	226	0.29
Trenching..... Building Construction (SP, RG, UT, FG, Paving, Overlaid)	Forklifts	3	8.00	89	0.20
Trenching..... Building Construction (SP, RG, UT, FG, Paving, Overlaid)	Generator Sets	1	8.00	84	0.74
Trenching..... Building Construction (SP, RG, UT, FG, Paving, Overlaid)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Trenching..... Building Construction (SP, RG, UT, FG, Paving, Overlaid)	Welders	1	8.00	46	0.45
Trenching..... Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Trenching..... Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Trenching..... Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching, Fine Grading	Scrapers	4	8.00	361	0.48
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					

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 (2024)	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Grading/Earthwork, Soil	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
SR, RG, UT, EG	17	47.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation Soil Haul										
Site Preparation, Rough Grading										

3.1 Mitigation Measures Construction

- Use Cleaner Engines for Construction Equipment
- Replace Ground Cover
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.2 Demolition (2024) - 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	3.9027	28.7869	29.6775	0.0872		1.1659	1.1659		1.0949	1.0949		8,831.4293	8,831.4293	1.9089		8,879.1513
Total	3.9027	28.7869	29.6775	0.0872		1.1659	1.1659		1.0949	1.0949		8,831.4293	8,831.4293	1.9089		8,879.1513

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	3.9800e-003	0.1398	0.0577	7.1000e-004	0.0256	7.5000e-004	0.0263	7.3600e-003	7.2000e-004	8.0800e-003		77.7545	77.7545	4.7500e-003	0.0112	81.2120
Worker	0.0477	0.0292	0.5137	1.6400e-003	0.2012	9.8000e-004	0.2022	0.0534	9.0000e-004	0.0543		169.5759	169.5759	3.4200e-003	3.4700e-003	170.6946
Total	0.0517	0.1689	0.5714	2.3500e-003	0.2268	1.7300e-003	0.2285	0.0607	1.6200e-003	0.0623		247.3304	247.3304	8.1700e-003	0.0147	251.9066

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0499	4.5495	40.0603	0.0872		0.1400	0.1400		0.1400	0.1400	0.0000	8,831.4293	8,831.4293	1.9089		8,879.1513
Total	1.0499	4.5495	40.0603	0.0872		0.1400	0.1400		0.1400	0.1400	0.0000	8,831.4293	8,831.4293	1.9089		8,879.1513

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	3.9800e-003	0.1398	0.0577	7.1000e-004	0.0239	7.5000e-004	0.0247	6.9600e-003	7.2000e-004	7.6800e-003		77.7545	77.7545	4.7500e-003	0.0112	81.2120
Worker	0.0477	0.0292	0.5137	1.6400e-003	0.1855	9.8000e-004	0.1864	0.0495	9.0000e-004	0.0504		169.5759	169.5759	3.4200e-003	3.4700e-003	170.6946
Total	0.0517	0.1689	0.5714	2.3500e-003	0.2094	1.7300e-003	0.2111	0.0565	1.6200e-003	0.0581		247.3304	247.3304	8.1700e-003	0.0147	251.9066

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.3 Site Preparation and Rough Grading - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.9600e-003	0.2795	0.1154	1.4100e-003	0.0512	1.5100e-003	0.0527	0.0147	1.4400e-003	0.0162		155.5091	155.5091	9.4900e-003	0.0224	162.4240
Worker	0.0954	0.0583	1.0275	3.2900e-003	0.4024	1.9600e-003	0.4044	0.1067	1.8000e-003	0.1085		339.1517	339.1517	6.8400e-003	6.9300e-003	341.3891
Total	0.1033	0.3379	1.1428	4.7000e-003	0.4536	3.4700e-003	0.4570	0.1214	3.2400e-003	0.1247		494.6608	494.6608	0.0163	0.0293	503.8131

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.3369	0.0000	9.3369	4.0581	0.0000	4.0581			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	9.3369	0.2182	9.5550	4.0581	0.2182	4.2763	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.9600e-003	0.2795	0.1154	1.4100e-003	0.0479	1.5100e-003	0.0494	0.0139	1.4400e-003	0.0154		155.5091	155.5091	9.4900e-003	0.0224	162.4240
Worker	0.0954	0.0583	1.0275	3.2900e-003	0.3709	1.9600e-003	0.3729	0.0990	1.8000e-003	0.1008		339.1517	339.1517	6.8400e-003	6.9300e-003	341.3891
Total	0.1033	0.3379	1.1428	4.7000e-003	0.4188	3.4700e-003	0.4222	0.1129	3.2400e-003	0.1162		494.6608	494.6608	0.0163	0.0293	503.8131

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.4 Rough Grading/Earthwork Soil Haul - 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					
Fugitive Dust					0.0780	0.0000	0.0780	0.0118	0.0000	0.0118			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0780	0.0000	0.0780	0.0118	0.0000	0.0118		0.0000	0.0000	0.0000		0.0000

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	0.2961	20.1356	6.4917	0.0987	3.1769	0.1451	3.3220	0.8698	0.1388	1.0086		11,287.2385	11,287.2385	1.1828	1.8121	11,856.8067
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2961	20.1356	6.4917	0.0987	3.1769	0.1451	3.3220	0.8698	0.1388	1.0086		11,287.2385	11,287.2385	1.1828	1.8121	11,856.8067

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0298	0.0000	0.0298	4.5100e-003	0.0000	4.5100e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0298	0.0000	0.0298	4.5100e-003	0.0000	4.5100e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.2961	20.1356	6.4917	0.0987	2.9600	0.1451	3.1051	0.8166	0.1388	0.9554		11,287.2385	11,287.2385	1.1828	1.8121	11,856.8067
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2961	20.1356	6.4917	0.0987	2.9600	0.1451	3.1051	0.8166	0.1388	0.9554		11,287.2385	11,287.2385	1.1828	1.8121	11,856.8067

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.5 Site Preparation, Rough Grading, Utilities Trenching - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0119	0.4193	0.1731	2.1200e-003	0.0767	2.2600e-003	0.0790	0.0221	2.1600e-003	0.0242		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1033	0.0632	1.1131	3.5600e-003	0.4359	2.1200e-003	0.4381	0.1156	1.9500e-003	0.1176		367.4144	367.4144	7.4100e-003	7.5100e-003	369.8382
Total	0.1153	0.4825	1.2862	5.6800e-003	0.5127	4.3800e-003	0.5170	0.1377	4.1100e-003	0.1418		600.6780	600.6780	0.0217	0.0411	613.4742

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.3369	0.0000	9.3369	4.0581	0.0000	4.0581			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	9.3369	0.2182	9.5550	4.0581	0.2182	4.2763	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0119	0.4193	0.1731	2.1200e-003	0.0718	2.2600e-003	0.0741	0.0209	2.1600e-003	0.0230		233.2636	233.2636	0.0142	0.0336	243.6360
Worker	0.1033	0.0632	1.1131	3.5600e-003	0.4018	2.1200e-003	0.4039	0.1072	1.9500e-003	0.1092		367.4144	367.4144	7.4100e-003	7.5100e-003	369.8382
Total	0.1153	0.4825	1.2862	5.6800e-003	0.4736	4.3800e-003	0.4780	0.1281	4.1100e-003	0.1322		600.6780	600.6780	0.0217	0.0411	613.4742

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.6 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2209	7.7574	3.2018	0.0392	1.4195	0.0418	1.4613	0.4085	0.0400	0.4485		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.9756	0.0785	9.0541	2.4124	0.0738	2.4862		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4188	2.1736	11.4299	0.0187		0.0719	0.0719		0.0719	0.0719	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961
Total	0.4188	2.1736	11.4299	0.0187		0.0719	0.0719		0.0719	0.0719	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2209	7.7574	3.2018	0.0392	1.3284	0.0418	1.3701	0.3862	0.0400	0.4261		4,315.3773	4,315.3773	0.2634	0.6218	4,507.2655
Worker	1.7907	1.0949	19.2935	0.0617	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,368.5155	6,368.5155	0.1284	0.1302	6,410.5289
Total	2.0115	8.8523	22.4953	0.1010	8.2932	0.0785	8.3718	2.2450	0.0738	2.3188		10,683.8928	10,683.8928	0.3918	0.7520	10,917.7944

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.7 Site Preparation Soil Haul - 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					
Fugitive Dust					0.0848	0.0000	0.0848	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0848	0.0000	0.0848	0.0128	0.0000	0.0128		0.0000	0.0000	0.0000		0.0000

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	0.3223	21.9185	7.0665	0.1075	3.4582	0.1579	3.6161	0.9468	0.1511	1.0979		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3223	21.9185	7.0665	0.1075	3.4582	0.1579	3.6161	0.9468	0.1511	1.0979		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.0324	0.0000	0.0324	4.9100e-003	0.0000	4.9100e-003			0.0000				0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0324	0.0000	0.0324	4.9100e-003	0.0000	4.9100e-003	0.0000	0.0000	0.0000	0.0000			0.0000

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	0.3223	21.9185	7.0665	0.1075	3.2221	0.1579	3.3800	0.8889	0.1511	1.0400		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3223	21.9185	7.0665	0.1075	3.2221	0.1579	3.3800	0.8889	0.1511	1.0400		12,286.6860	12,286.6860	1.2875	1.9725	12,906.6875

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

3.8 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -

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					21.2478	0.0000	21.2478	10.2742	0.0000	10.2742			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	21.2478	3.1131	24.3608	10.2742	2.8640	13.1382		12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.1245	0.0761	1.3414	4.2900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025
Total	0.1245	0.0761	1.3414	4.2900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1209	0.0000	8.1209	3.9268	0.0000	3.9268			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	8.1209	0.2182	8.3390	3.9268	0.2182	4.1450	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.1245	0.0761	1.3414	4.2900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025
Total	0.1245	0.0761	1.3414	4.2900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		442.7814	442.7814	8.9300e-003	9.0500e-003	445.7025

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Mitigated Construction Run
Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	539.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - based on information provided by applicant

Construction Phase - based on info from applicant. MM: no overlap of demo and site prep/rough grading.

Off-road Equipment -

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

Off-road Equipment - based on info from applicant

Off-road Equipment - no additional equipment required for rough grading soil haul

Off-road Equipment - based on information from applicant

Off-road Equipment - no additional equipment required for site prep soil haul

Off-road Equipment - based on info from applicant

Off-road Equipment - based on info from applicant

Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by

Demolition -

Grading -

Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant

Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186. MM: Tier 4 Final engines. Water 3x/day

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	370.00	133.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	116.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	AcresOfGrading	6.00	3.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17
tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.9781	141.3115	139.8070	0.4623	40.7154	4.9452	44.6511	15.0092	4.5916	18.7018	0.0000	49,266.9469	49,266.9469	8.0510	4.5900	50,820.2891
Maximum	14.9781	141.3115	139.8070	0.4623	40.7154	4.9452	44.6511	15.0092	4.5916	18.7018	0.0000	49,266.9469	49,266.9469	8.0510	4.5900	50,820.2891

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					
2024	5.7463	62.8421	151.5164	0.4623	24.3481	0.6766	25.0247	8.1460	0.6584	8.8045	0.0000	49,266.9469	49,266.9469	8.0510	4.5900	50,820.2891
Maximum	5.7463	62.8421	151.5164	0.4623	24.3481	0.6766	25.0247	8.1460	0.6584	8.8045	0.0000	49,266.9469	49,266.9469	8.0510	4.5900	50,820.2891

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	61.64	55.53	-8.38	0.00	40.20	86.32	43.96	45.73	85.66	52.92	0.00	0.00	0.00	0.00	0.00	0.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition (2024)	Demolition	1/1/2024	4/1/2024	5	66	b
2	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	d
3	Rough Grading/Earthwork Soil Haul	Grading	1/20/2024	7/1/2024	5	116	g
4	Site Preparation, Rough Grading, Utilities, Trenching	Grading	2/1/2024	6/30/2024	5	107	e
5	Building Construction (SP, RG, UT, E.G., Paving, Overcan)	Building Construction	4/1/2024	10/2/2024	5	133	f
6	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	h
7	Site Preparation, Rough Grading, Utility Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1	i

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 132

Acres of Paving: 17.19

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition (2024)	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition (2024)	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition (2024)	Excavators	3	8.00	400	0.38
Demolition (2024)	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching..... Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching..... Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching..... Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching..... Building Construction (SP, RG, UT, FG,	Cranes	1	7.00	226	0.29
Paving..... Building Construction (SP, RG, UT, FG,	Forklifts	3	8.00	89	0.20
Paving..... Building Construction (SP, RG, UT, FG,	Generator Sets	1	8.00	84	0.74
Paving..... Building Construction (SP, RG, UT, FG,	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Paving..... Building Construction (SP, RG, UT, FG,	Welders	1	8.00	46	0.45
Paving..... Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38
Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
Trenching.....Fine Grading..... Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
Trenching.....Fine Grading..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
Trenching.....Fine Grading..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
Trenching.....Fine Grading..... Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
Trenching.....Fine Grading.....					

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
Trenching, Fine Grading	Scrapers	4	8.00	361	0.48
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					

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 (2024)	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Rough Grading	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (SP, RG, UT, EG)	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading/Earthwork/Soil	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Site Preparation Soil Haul	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	47.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Cleaner Engines for Construction Equipment
- Replace Ground Cover
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.2 Demolition (2024) - 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	3.9027	28.7869	29.6775	0.0872		1.1659	1.1659		1.0949	1.0949		8,831.4293	8,831.4293	1.9089		8,879.1513
Total	3.9027	28.7869	29.6775	0.0872		1.1659	1.1659		1.0949	1.0949		8,831.4293	8,831.4293	1.9089		8,879.1513

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	3.8400e-003	0.1460	0.0595	7.1000e-004	0.0256	7.6000e-004	0.0263	7.3600e-003	7.2000e-004	8.0800e-003		77.8717	77.8717	4.7300e-003	0.0112	81.3364
Worker	0.0523	0.0320	0.4791	1.5700e-003	0.2012	9.8000e-004	0.2022	0.0534	9.0000e-004	0.0543		161.4808	161.4808	3.5100e-003	3.6900e-003	162.6674
Total	0.0561	0.1780	0.5386	2.2800e-003	0.2268	1.7400e-003	0.2285	0.0607	1.6200e-003	0.0623		239.3525	239.3525	8.2400e-003	0.0149	244.0038

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0499	4.5495	40.0603	0.0872		0.1400	0.1400		0.1400	0.1400	0.0000	8,831.4293	8,831.4293	1.9089		8,879.1513
Total	1.0499	4.5495	40.0603	0.0872		0.1400	0.1400		0.1400	0.1400	0.0000	8,831.4293	8,831.4293	1.9089		8,879.1513

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	3.8400e-003	0.1460	0.0595	7.1000e-004	0.0239	7.6000e-004	0.0247	6.9600e-003	7.2000e-004	7.6800e-003		77.8717	77.8717	4.7300e-003	0.0112	81.3364
Worker	0.0523	0.0320	0.4791	1.5700e-003	0.1855	9.8000e-004	0.1864	0.0495	9.0000e-004	0.0504		161.4808	161.4808	3.5100e-003	3.6900e-003	162.6674
Total	0.0561	0.1780	0.5386	2.2800e-003	0.2094	1.7400e-003	0.2111	0.0565	1.6200e-003	0.0581		239.3525	239.3525	8.2400e-003	0.0149	244.0038

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.3 Site Preparation and Rough Grading - 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					
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000			0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910		13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.6800e-003	0.2920	0.1190	1.4200e-003	0.0512	1.5100e-003	0.0527	0.0147	1.4500e-003	0.0162		155.7435	155.7435	9.4700e-003	0.0225	162.6728
Worker	0.1046	0.0640	0.9582	3.1300e-003	0.4024	1.9600e-003	0.4044	0.1067	1.8000e-003	0.1085		322.9616	322.9616	7.0100e-003	7.3800e-003	325.3348
Total	0.1122	0.3560	1.0772	4.5500e-003	0.4536	3.4700e-003	0.4570	0.1214	3.2500e-003	0.1247		478.7050	478.7050	0.0165	0.0298	488.0076

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.3369	0.0000	9.3369	4.0581	0.0000	4.0581			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	9.3369	0.2182	9.5550	4.0581	0.2182	4.2763	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	7.6800e-003	0.2920	0.1190	1.4200e-003	0.0479	1.5100e-003	0.0494	0.0139	1.4500e-003	0.0154		155.7435	155.7435	9.4700e-003	0.0225	162.6728
Worker	0.1046	0.0640	0.9582	3.1300e-003	0.3709	1.9600e-003	0.3729	0.0990	1.8000e-003	0.1008		322.9616	322.9616	7.0100e-003	7.3800e-003	325.3348
Total	0.1122	0.3560	1.0772	4.5500e-003	0.4188	3.4700e-003	0.4223	0.1129	3.2500e-003	0.1162		478.7050	478.7050	0.0165	0.0298	488.0076

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.4 Rough Grading/Earthwork Soil Haul - 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					
Fugitive Dust					0.0780	0.0000	0.0780	0.0118	0.0000	0.0118			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0780	0.0000	0.0780	0.0118	0.0000	0.0118		0.0000	0.0000	0.0000		0.0000

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	0.2840	20.9548	6.5326	0.0988	3.1769	0.1453	3.3222	0.8698	0.1390	1.0088		11,292.9555	11,292.9555	1.1820	1.8131	11,862.7932
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2840	20.9548	6.5326	0.0988	3.1769	0.1453	3.3222	0.8698	0.1390	1.0088		11,292.9555	11,292.9555	1.1820	1.8131	11,862.7932

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0298	0.0000	0.0298	4.5100e-003	0.0000	4.5100e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0298	0.0000	0.0298	4.5100e-003	0.0000	4.5100e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.2840	20.9548	6.5326	0.0988	2.9600	0.1453	3.1053	0.8166	0.1390	0.9556		11,292.9555	11,292.9555	1.1820	1.8131	11,862.7932
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2840	20.9548	6.5326	0.0988	2.9600	0.1453	3.1053	0.8166	0.1390	0.9556		11,292.9555	11,292.9555	1.1820	1.8131	11,862.7932

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.5 Site Preparation, Rough Grading, Utilities Trenching - 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						
Fugitive Dust					24.4293	0.0000	24.4293	10.6177	0.0000	10.6177			0.0000				0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910			13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	24.4293	3.1131	27.5423	10.6177	2.8640	13.4818		12,958.2328	12,958.2328	4.1910			13,063.0067

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	0.0115	0.4381	0.1785	2.1200e-003	0.0767	2.2700e-003	0.0790	0.0221	2.1700e-003	0.0243		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1133	0.0694	1.0381	3.3900e-003	0.4359	2.1200e-003	0.4381	0.1156	1.9500e-003	0.1176		349.8750	349.8750	7.6000e-003	7.9900e-003	352.4461
Total	0.1248	0.5074	1.2166	5.5100e-003	0.5127	4.3900e-003	0.5171	0.1377	4.1200e-003	0.1418		583.4902	583.4902	0.0218	0.0417	596.4552

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.3369	0.0000	9.3369	4.0581	0.0000	4.0581			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	9.3369	0.2182	9.5550	4.0581	0.2182	4.2763	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.0115	0.4381	0.1785	2.1200e-003	0.0718	2.2700e-003	0.0741	0.0209	2.1700e-003	0.0231		233.6152	233.6152	0.0142	0.0337	244.0091
Worker	0.1133	0.0694	1.0381	3.3900e-003	0.4018	2.1200e-003	0.4039	0.1072	1.9500e-003	0.1092		349.8750	349.8750	7.6000e-003	7.9900e-003	352.4461
Total	0.1248	0.5074	1.2166	5.5100e-003	0.4736	4.3900e-003	0.4780	0.1281	4.1200e-003	0.1322		583.4902	583.4902	0.0218	0.0417	596.4552

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.6 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961
Total	1.0875	9.5758	10.2648	0.0187		0.4361	0.4361		0.4139	0.4139		1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2130	8.1040	3.3026	0.0393	1.4195	0.0420	1.4615	0.4085	0.0402	0.4487		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	7.5561	0.0368	7.5929	2.0039	0.0338	2.0378		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.9756	0.0788	9.0544	2.4124	0.0740	2.4865		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4188	2.1736	11.4299	0.0187		0.0719	0.0719		0.0719	0.0719	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961
Total	0.4188	2.1736	11.4299	0.0187		0.0719	0.0719		0.0719	0.0719	0.0000	1,752.9777	1,752.9777	0.3447		1,761.5961

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	0.2130	8.1040	3.3026	0.0393	1.3284	0.0420	1.3704	0.3862	0.0402	0.4264		4,321.8809	4,321.8809	0.2627	0.6232	4,514.1692
Worker	1.9635	1.2020	17.9930	0.0588	6.9649	0.0368	7.0016	1.8588	0.0338	1.8926		6,064.5004	6,064.5004	0.1317	0.1385	6,109.0648
Total	2.1765	9.3060	21.2956	0.0981	8.2932	0.0788	8.3720	2.2450	0.0740	2.3190		10,386.3814	10,386.3814	0.3944	0.7617	10,623.2339

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.7 Site Preparation Soil Haul - 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					
Fugitive Dust					0.0848	0.0000	0.0848	0.0128	0.0000	0.0128			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0848	0.0000	0.0848	0.0128	0.0000	0.0128		0.0000	0.0000	0.0000		0.0000

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	0.3092	22.8103	7.1111	0.1075	3.4582	0.1581	3.6163	0.9468	0.1513	1.0981		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3092	22.8103	7.1111	0.1075	3.4582	0.1581	3.6163	0.9468	0.1513	1.0981		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0324	0.0000	0.0324	4.9100e-003	0.0000	4.9100e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0324	0.0000	0.0324	4.9100e-003	0.0000	4.9100e-003	0.0000	0.0000	0.0000	0.0000		0.0000

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	0.3092	22.8103	7.1111	0.1075	3.2221	0.1581	3.3803	0.8889	0.1513	1.0402		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041
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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.3092	22.8103	7.1111	0.1075	3.2221	0.1581	3.3803	0.8889	0.1513	1.0402		12,292.9093	12,292.9093	1.2866	1.9736	12,913.2041

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter

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

3.8 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -

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					21.2478	0.0000	21.2478	10.2742	0.0000	10.2742			0.0000				0.0000
Off-Road	7.3465	72.0027	70.2813	0.1338		3.1131	3.1131		2.8640	2.8640		12,958.2328	12,958.2328	4.1910			13,063.0067
Total	7.3465	72.0027	70.2813	0.1338	21.2478	3.1131	24.3608	10.2742	2.8640	13.1382		12,958.2328	12,958.2328	4.1910			13,063.0067

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	0.1365	0.0836	1.2510	4.0900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427
Total	0.1365	0.0836	1.2510	4.0900e-003	0.5254	2.5600e-003	0.5279	0.1393	2.3500e-003	0.1417		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1209	0.0000	8.1209	3.9268	0.0000	3.9268			0.0000			0.0000
Off-Road	1.6362	7.0900	70.4428	0.1338		0.2182	0.2182		0.2182	0.2182	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067
Total	1.6362	7.0900	70.4428	0.1338	8.1209	0.2182	8.3390	3.9268	0.2182	4.1450	0.0000	12,958.2328	12,958.2328	4.1910		13,063.0067

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	0.1365	0.0836	1.2510	4.0900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427
Total	0.1365	0.0836	1.2510	4.0900e-003	0.4842	2.5600e-003	0.4868	0.1292	2.3500e-003	0.1316		421.6443	421.6443	9.1600e-003	9.6300e-003	424.7427

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Mitigated Construction Run
Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	95.25	1000sqft	1.09	95,251.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Apartments Low Rise	200.00	Dwelling Unit	2.17	283,785.00	572
Condo/Townhouse	75.00	Dwelling Unit	1.40	121,753.00	215
Regional Shopping Center	63.31	1000sqft	1.23	63,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	539.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - based on information provided by applicant
- Construction Phase - based on info from applicant. MM: no overlap of demo and site prep/rough grading.
- Off-road Equipment -
- Off-road Equipment - based on info from applicant

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Off-road Equipment - no additional equipment required for rough grading soil haul

Off-road Equipment - based on information from applicant

Off-road Equipment - no additional equipment required for site prep soil haul

Off-road Equipment - based on info from applicant

Off-road Equipment - based on info from applicant

Trips and VMT - based on worker and vendor trip information provided by applicant. Hauling trips based on provided truck capacity and haul distance provided by applicant

Demolition -

Grading -

Architectural Coating - based on 95% interior coating and 85% exterior coating provided by applicant

Construction Off-road Equipment Mitigation - SCAQMD Rules 403 and 1186. MM: Tier 4 Final engines. Water 3x/day

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	9
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	370.00	133.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	35.00	22.00
tblConstructionPhase	NumDays	35.00	116.00
tblConstructionPhase	NumDays	35.00	107.00
tblConstructionPhase	NumDays	35.00	1.00
tblConstructionPhase	NumDays	10.00	4.00
tblGrading	AcresOfGrading	6.00	3.00
tblGrading	MaterialExported	0.00	80,000.00
tblGrading	MaterialExported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	95,250.00	95,251.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	200,000.00	283,785.00
tblLandUse	LandUseSquareFeet	75,000.00	121,753.00
tblLandUse	LotAcreage	2.19	1.09
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	12.50	2.17
tblLandUse	LotAcreage	4.69	1.40
tblLandUse	LotAcreage	1.45	1.23
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	158.00	400.00
tblOffRoadEquipment	HorsePower	158.00	162.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	158.00	162.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	367.00	361.00
tblOffRoadEquipment	HorsePower	85.00	350.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	HorsePower	80.00	400.00
tblOffRoadEquipment	HorsePower	80.00	150.00
tblOffRoadEquipment	HorsePower	80.00	550.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripLength	20.00	37.00
tblTripsAndVMT	HaulingTripNumber	10,000.00	11,429.00
tblTripsAndVMT	HaulingTripNumber	375.00	429.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	8.00
tblTripsAndVMT	VendorTripNumber	0.00	12.00
tblTripsAndVMT	WorkerTripNumber	43.00	36.00
tblTripsAndVMT	WorkerTripNumber	43.00	39.00
tblTripsAndVMT	WorkerTripNumber	43.00	47.00

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.8392	8.2027	8.1582	0.0258	2.4052	0.2841	2.6893	0.9108	0.2634	1.1742	0.0000	2,422.6598	2,422.6598	0.4149	0.1478	2,477.0658
Maximum	0.8392	8.2027	8.1582	0.0258	2.4052	0.2841	2.6893	0.9108	0.2634	1.1742	0.0000	2,422.6598	2,422.6598	0.4149	0.1478	2,477.0658

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					
2024	0.3294	2.6913	8.5888	0.0258	1.3620	0.0379	1.3999	0.4693	0.0372	0.5065	0.0000	2,422.6584	2,422.6584	0.4149	0.1478	2,477.0645
Maximum	0.3294	2.6913	8.5888	0.0258	1.3620	0.0379	1.3999	0.4693	0.0372	0.5065	0.0000	2,422.6584	2,422.6584	0.4149	0.1478	2,477.0645

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	60.75	67.19	-5.28	0.00	43.37	86.67	47.95	48.47	85.89	56.87	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)
2	12-1-2023	2-29-2024	3.5242	0.7241
3	3-1-2024	5-31-2024	6.7667	1.6403
4	6-1-2024	8-31-2024	2.7185	0.9147
5	9-1-2024	9-30-2024	0.2306	0.1442
		Highest	6.7667	1.6403

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition (2024)	Demolition	1/1/2024	4/1/2024	5	66	b
2	Site Preparation and Rough Grading	Grading	1/2/2024	1/31/2024	5	22	d
3	Rough Grading/Earthwork Soil Haul	Grading	1/20/2024	7/1/2024	5	116	g
4	Site Preparation, Rough Grading, Utilities, Trenching	Grading	2/1/2024	6/30/2024	5	107	e
5	Building Construction (SP, RG, UT, Paving, Overlaid)	Building Construction	4/1/2024	10/2/2024	5	133	f
6	Site Preparation Soil Haul	Site Preparation	6/26/2024	7/1/2024	5	4	h
7	Site Preparation, Rough Grading, Utilities, Trenching, Fine Grading	Grading	7/1/2024	7/1/2024	5	1	i

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 132

Acres of Paving: 17.19

Residential Indoor: 0; Residential Outdoor: 0; 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 (2024)	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition (2024)	Crushing/Proc. Equipment	1	8.00	350	0.78
Demolition (2024)	Excavators	3	8.00	400	0.38
Demolition (2024)	Rubber Tired Dozers	2	8.00	255	0.40
Site Preparation and Rough Grading	Excavators	2	8.00	162	0.38
Site Preparation and Rough Grading	Graders	1	8.00	174	0.41
Site Preparation and Rough Grading	Rollers	1	8.00	400	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	150	0.38
Site Preparation and Rough Grading	Rollers	1	8.00	550	0.38

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Site Preparation and Rough Grading	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation and Rough Grading	Scrapers	4	8.00	361	0.48
Site Preparation and Rough Grading	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Rough Grading/Earthwork Soil Haul	Excavators	0	8.00	158	0.38
Rough Grading/Earthwork Soil Haul	Graders	0	8.00	187	0.41
Rough Grading/Earthwork Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Rough Grading/Earthwork Soil Haul	Scrapers	0	8.00	367	0.48
Rough Grading/Earthwork Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
<i>Trenching</i> Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
<i>Trenching</i> Building Construction (SP, RG, UT, FG,	Cranes	1	7.00	226	0.29
<i>Rawing, Overland</i> Building Construction (SP, RG, UT, FG,	Forklifts	3	8.00	89	0.20
<i>Rawing, Overland</i> Building Construction (SP, RG, UT, FG,	Generator Sets	1	8.00	84	0.74
<i>Rawing, Overland</i> Building Construction (SP, RG, UT, FG,	Tractors/Loaders/Backhoes	0	7.00	97	0.37
<i>Rawing, Overland</i> Building Construction (SP, RG, UT, FG,	Welders	1	8.00	46	0.45
<i>Rawing, Overland</i> Site Preparation Soil Haul	Rubber Tired Dozers	0	8.00	247	0.40
Site Preparation Soil Haul	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation, Rough Grading, Utilities	Excavators	2	8.00	162	0.38
<i>Trenching, Fine Grading</i> Site Preparation, Rough Grading, Utilities	Graders	1	8.00	174	0.41
<i>Trenching, Fine Grading</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	400	0.38
<i>Trenching, Fine Grading</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	150	0.38
<i>Trenching, Fine Grading</i> Site Preparation, Rough Grading, Utilities	Rollers	1	8.00	550	0.38
<i>Trenching, Fine Grading</i> Site Preparation, Rough Grading, Utilities	Rubber Tired Dozers	3	8.00	255	0.40
<i>Trenching, Fine Grading</i>					

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Site Preparation, Rough Grading, Utilities	Scrapers	4	8.00	361	0.48
Trenching, Fine Grading					
Site Preparation, Rough Grading, Utilities	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Trenching, Fine Grading					

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 (2024)	7	18.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation and Rough Grading	17	36.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading	0	0.00	0.00	11,429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Grading/Earthwork/Soil Site Preparation	17	39.00	12.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Rough Grading Building Construction	6	676.00	222.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
SR, RG, UT, EG Site Preparation Soil Haul	0	0.00	0.00	429.00	14.70	6.90	37.00	LD_Mix	HDT_Mix	HHDT
Site Preparation, Rough Grading	17	47.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Cleaner Engines for Construction Equipment
- Replace Ground Cover
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

3.2 Demolition (2024) - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1288	0.9500	0.9794	2.8800e-003		0.0385	0.0385		0.0361	0.0361	0.0000	264.3874	264.3874	0.0572	0.0000	265.8160
Total	0.1288	0.9500	0.9794	2.8800e-003		0.0385	0.0385		0.0361	0.0361	0.0000	264.3874	264.3874	0.0572	0.0000	265.8160

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3000e-004	4.8300e-003	1.9300e-003	2.0000e-005	8.3000e-004	2.0000e-005	8.6000e-004	2.4000e-004	2.0000e-005	2.6000e-004	0.0000	2.3292	2.3292	1.4000e-004	3.4000e-004	2.4329
Worker	1.5800e-003	1.0800e-003	0.0162	5.0000e-005	6.5200e-003	3.0000e-005	6.5500e-003	1.7300e-003	3.0000e-005	1.7600e-003	0.0000	4.8997	4.8997	1.0000e-004	1.1000e-004	4.9356
Total	1.7100e-003	5.9100e-003	0.0181	7.0000e-005	7.3500e-003	5.0000e-005	7.4100e-003	1.9700e-003	5.0000e-005	2.0200e-003	0.0000	7.2289	7.2289	2.4000e-004	4.5000e-004	7.3685

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	0.0347	0.1501	1.3220	2.8800e-003		4.6200e-003	4.6200e-003		4.6200e-003	4.6200e-003	0.0000	264.3870	264.3870	0.0572	0.0000	265.8157
Total	0.0347	0.1501	1.3220	2.8800e-003		4.6200e-003	4.6200e-003		4.6200e-003	4.6200e-003	0.0000	264.3870	264.3870	0.0572	0.0000	265.8157

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										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	1.3000e-004	4.8300e-003	1.9300e-003	2.0000e-005	7.8000e-004	2.0000e-005	8.0000e-004	2.3000e-004	2.0000e-005	2.5000e-004	0.0000	2.3292	2.3292	1.4000e-004	3.4000e-004	2.4329
Worker	1.5800e-003	1.0800e-003	0.0162	5.0000e-005	6.0100e-003	3.0000e-005	6.0400e-003	1.6100e-003	3.0000e-005	1.6400e-003	0.0000	4.8997	4.8997	1.0000e-004	1.1000e-004	4.9356
Total	1.7100e-003	5.9100e-003	0.0181	7.0000e-005	6.7900e-003	5.0000e-005	6.8400e-003	1.8400e-003	5.0000e-005	1.8900e-003	0.0000	7.2289	7.2289	2.4000e-004	4.5000e-004	7.3685

3.3 Site Preparation and Rough Grading - 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					
Fugitive Dust					0.2687	0.0000	0.2687	0.1168	0.0000	0.1168	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0808	0.7920	0.7731	1.4700e-003		0.0342	0.0342		0.0315	0.0315	0.0000	129.3106	129.3106	0.0418	0.0000	130.3562
Total	0.0808	0.7920	0.7731	1.4700e-003	0.2687	0.0342	0.3030	0.1168	0.0315	0.1483	0.0000	129.3106	129.3106	0.0418	0.0000	130.3562

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.0000e-005	3.2200e-003	1.2900e-003	2.0000e-005	5.5000e-004	2.0000e-005	5.7000e-004	1.6000e-004	2.0000e-005	1.8000e-004	0.0000	1.5528	1.5528	9.0000e-005	2.2000e-004	1.6219
Worker	1.0500e-003	7.2000e-004	0.0108	3.0000e-005	4.3500e-003	2.0000e-005	4.3700e-003	1.1500e-003	2.0000e-005	1.1700e-003	0.0000	3.2664	3.2664	7.0000e-005	7.0000e-005	3.2904
Total	1.1400e-003	3.9400e-003	0.0121	5.0000e-005	4.9000e-003	4.0000e-005	4.9400e-003	1.3100e-003	4.0000e-005	1.3500e-003	0.0000	4.8193	4.8193	1.6000e-004	2.9000e-004	4.9123

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					0.1027	0.0000	0.1027	0.0446	0.0000	0.0446	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0180	0.0780	0.7749	1.4700e-003		2.4000e-003	2.4000e-003		2.4000e-003	2.4000e-003	0.0000	129.3105	129.3105	0.0418	0.0000	130.3560
Total	0.0180	0.0780	0.7749	1.4700e-003	0.1027	2.4000e-003	0.1051	0.0446	2.4000e-003	0.0470	0.0000	129.3105	129.3105	0.0418	0.0000	130.3560

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										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	9.0000e-005	3.2200e-003	1.2900e-003	2.0000e-005	5.2000e-004	2.0000e-005	5.4000e-004	1.5000e-004	2.0000e-005	1.7000e-004	0.0000	1.5528	1.5528	9.0000e-005	2.2000e-004	1.6219
Worker	1.0500e-003	7.2000e-004	0.0108	3.0000e-005	4.0100e-003	2.0000e-005	4.0300e-003	1.0700e-003	2.0000e-005	1.0900e-003	0.0000	3.2664	3.2664	7.0000e-005	7.0000e-005	3.2904
Total	1.1400e-003	3.9400e-003	0.0121	5.0000e-005	4.5300e-003	4.0000e-005	4.5700e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	4.8193	4.8193	1.6000e-004	2.9000e-004	4.9123

3.4 Rough Grading/Earthwork Soil Haul - 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					
Fugitive Dust					4.5200e-003	0.0000	4.5200e-003	6.8000e-004	0.0000	6.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	4.5200e-003	0.0000	4.5200e-003	6.8000e-004	0.0000	6.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0169	1.2306	0.3774	5.7300e-003	0.1814	8.4200e-003	0.1898	0.0497	8.0500e-003	0.0578	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0169	1.2306	0.3774	5.7300e-003	0.1814	8.4200e-003	0.1898	0.0497	8.0500e-003	0.0578	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992

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					1.7300e-003	0.0000	1.7300e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.7300e-003	0.0000	1.7300e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0169	1.2306	0.3774	5.7300e-003	0.1691	8.4200e-003	0.1775	0.0467	8.0500e-003	0.0548	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0169	1.2306	0.3774	5.7300e-003	0.1691	8.4200e-003	0.1775	0.0467	8.0500e-003	0.0548	0.0000	594.0236	594.0236	0.0622	0.0954	623.9992

3.5 Site Preparation, Rough Grading, Utilities Trenching - 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					
Fugitive Dust					1.3070	0.0000	1.3070	0.5681	0.0000	0.5681	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3930	3.8521	3.7601	7.1600e-003		0.1666	0.1666		0.1532	0.1532	0.0000	628.9198	628.9198	0.2034	0.0000	634.0050
Total	0.3930	3.8521	3.7601	7.1600e-003	1.3070	0.1666	1.4735	0.5681	0.1532	0.7213	0.0000	628.9198	628.9198	0.2034	0.0000	634.0050

**Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.3000e-004	0.0235	9.3900e-003	1.1000e-004	4.0400e-003	1.2000e-004	4.1700e-003	1.1700e-003	1.2000e-004	1.2800e-003	0.0000	11.3285	11.3285	6.9000e-004	1.6300e-003	11.8326
Worker	5.5500e-003	3.7800e-003	0.0568	1.8000e-004	0.0229	1.1000e-004	0.0230	6.0800e-003	1.0000e-004	6.1900e-003	0.0000	17.2107	17.2107	3.7000e-004	3.9000e-004	17.3370
Total	6.1800e-003	0.0273	0.0662	2.9000e-004	0.0270	2.3000e-004	0.0272	7.2500e-003	2.2000e-004	7.4700e-003	0.0000	28.5391	28.5391	1.0600e-003	2.0200e-003	29.1696

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					0.4995	0.0000	0.4995	0.2171	0.0000	0.2171	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0875	0.3793	3.7687	7.1600e-003		0.0117	0.0117		0.0117	0.0117	0.0000	628.9191	628.9191	0.2034	0.0000	634.0042
Total	0.0875	0.3793	3.7687	7.1600e-003	0.4995	0.0117	0.5112	0.2171	0.0117	0.2288	0.0000	628.9191	628.9191	0.2034	0.0000	634.0042

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										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	6.3000e-004	0.0235	9.3900e-003	1.1000e-004	3.7900e-003	1.2000e-004	3.9100e-003	1.1000e-003	1.2000e-004	1.2200e-003	0.0000	11.3285	11.3285	6.9000e-004	1.6300e-003	11.8326
Worker	5.5500e-003	3.7800e-003	0.0568	1.8000e-004	0.0211	1.1000e-004	0.0212	5.6400e-003	1.0000e-004	5.7500e-003	0.0000	17.2107	17.2107	3.7000e-004	3.9000e-004	17.3370
Total	6.1800e-003	0.0273	0.0662	2.9000e-004	0.0249	2.3000e-004	0.0251	6.7400e-003	2.2000e-004	6.9700e-003	0.0000	28.5391	28.5391	1.0600e-003	2.0200e-003	29.1696

3.6 Building Construction (SP, RG, UT, FG, Paving Overlap) - 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	0.0723	0.6368	0.6826	1.2400e-003		0.0290	0.0290		0.0275	0.0275	0.0000	105.7533	105.7533	0.0208	0.0000	106.2732
Total	0.0723	0.6368	0.6826	1.2400e-003		0.0290	0.0290		0.0275	0.0275	0.0000	105.7533	105.7533	0.0208	0.0000	106.2732

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0144	0.5404	0.2160	2.6100e-003	0.0930	2.7800e-003	0.0958	0.0268	2.6600e-003	0.0295	0.0000	260.5024	260.5024	0.0159	0.0376	272.0933
Worker	0.1196	0.0815	1.2233	3.9600e-003	0.4935	2.4500e-003	0.4960	0.1311	2.2500e-003	0.1333	0.0000	370.8064	370.8064	7.9300e-003	8.4700e-003	373.5295
Total	0.1340	0.6219	1.4394	6.5700e-003	0.5865	5.2300e-003	0.5918	0.1579	4.9100e-003	0.1628	0.0000	631.3089	631.3089	0.0238	0.0460	645.6228

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	0.0279	0.1446	0.7601	1.2400e-003		4.7800e-003	4.7800e-003		4.7800e-003	4.7800e-003	0.0000	105.7531	105.7531	0.0208	0.0000	106.2731
Total	0.0279	0.1446	0.7601	1.2400e-003		4.7800e-003	4.7800e-003		4.7800e-003	4.7800e-003	0.0000	105.7531	105.7531	0.0208	0.0000	106.2731

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										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	0.0144	0.5404	0.2160	2.6100e-003	0.0871	2.7800e-003	0.0899	0.0254	2.6600e-003	0.0280	0.0000	260.5024	260.5024	0.0159	0.0376	272.0933
Worker	0.1196	0.0815	1.2233	3.9600e-003	0.4550	2.4500e-003	0.4574	0.1216	2.2500e-003	0.1239	0.0000	370.8064	370.8064	7.9300e-003	8.4700e-003	373.5295
Total	0.1340	0.6219	1.4394	6.5700e-003	0.5421	5.2300e-003	0.5473	0.1470	4.9100e-003	0.1519	0.0000	631.3089	631.3089	0.0238	0.0460	645.6228

3.7 Site Preparation Soil Haul - 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					
Fugitive Dust					1.7000e-004	0.0000	1.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.7000e-004	0.0000	1.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.3000e-004	0.0462	0.0142	2.1000e-004	6.8100e-003	3.2000e-004	7.1200e-003	1.8700e-003	3.0000e-004	2.1700e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.3000e-004	0.0462	0.0142	2.1000e-004	6.8100e-003	3.2000e-004	7.1200e-003	1.8700e-003	3.0000e-004	2.1700e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225

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					6.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	6.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.3000e-004	0.0462	0.0142	2.1000e-004	6.3500e-003	3.2000e-004	6.6600e-003	1.7500e-003	3.0000e-004	2.0600e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.3000e-004	0.0462	0.0142	2.1000e-004	6.3500e-003	3.2000e-004	6.6600e-003	1.7500e-003	3.0000e-004	2.0600e-003	0.0000	22.2973	22.2973	2.3400e-003	3.5800e-003	23.4225

**3.8 Site Preparation, Rough Grading, Utilities Trenching, Fine Grading -
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					0.0106	0.0000	0.0106	5.1400e-003	0.0000	5.1400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0360	0.0351	7.0000e-005		1.5600e-003	1.5600e-003		1.4300e-003	1.4300e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253
Total	3.6700e-003	0.0360	0.0351	7.0000e-005	0.0106	1.5600e-003	0.0122	5.1400e-003	1.4300e-003	6.5700e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	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	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.6000e-004	0.0000	2.6000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953
Total	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.6000e-004	0.0000	2.6000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953

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					4.0600e-003	0.0000	4.0600e-003	1.9600e-003	0.0000	1.9600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2000e-004	3.5400e-003	0.0352	7.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253
Total	8.2000e-004	3.5400e-003	0.0352	7.0000e-005	4.0600e-003	1.1000e-004	4.1700e-003	1.9600e-003	1.1000e-004	2.0700e-003	0.0000	5.8778	5.8778	1.9000e-003	0.0000	5.9253

Laguna Niguel New City Center Project Mitigated Construction Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										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	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953
Total	6.0000e-005	4.0000e-005	6.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1938	0.1938	0.0000	0.0000	0.1953

CalEEMod Operations Model

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

**Laguna Niguel New City Center Project Operations Run
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	60.60	1000sqft	0.27	60,597.00	0
Medical Office Building	20.85	1000sqft	0.27	20,854.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Fast Food Restaurant with Drive Thru	17.36	1000sqft	0.40	17,355.00	0
High Turnover (Sit Down Restaurant)	16.77	1000sqft	0.38	16,765.00	0
Quality Restaurant	8.65	1000sqft	0.20	8,650.00	0
Apartments Mid Rise	275.00	Dwelling Unit	3.57	405,538.00	787
Regional Shopping Center	34.34	1000sqft	0.79	34,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	539.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

Land Use - based on building sqft in TIA provided by LLG

Construction Phase -

Vehicle Trips - based on trips information provided by LLG. Assumes library trips will not change from existing

Woodstoves - assumes no fireplaces or grills based on info from applicant

Area Coating - based on 95% interior coating and 80% exterior coating provided by applicant. Only considers parking area to be striped.

Water And Wastewater - based on information in Section 5.17, Utilities and Service Systems. Assumes 100% aerobic treatment

Solid Waste - based on information in Section 5.17, Utilities and Service Systems.

Fleet Mix - see fleetmix adjustment in assumptions file

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	87426	69940
tblAreaCoating	Area_Nonresidential_Interior	262277	249163
tblAreaCoating	Area_Parking	60002	40633
tblAreaCoating	Area_Residential_Exterior	273738	218991
tblAreaCoating	Area_Residential_Interior	821214	780154
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	233.75	0.00
tblFireplaces	NumberNoFireplace	27.50	0.00
tblFireplaces	NumberWood	13.75	0.00
tblFleetMix	HHD	4.9390e-003	8.9500e-004
tblFleetMix	LDA	0.55	0.65
tblFleetMix	LDT1	0.06	0.07
tblFleetMix	LDT2	0.18	0.22
tblFleetMix	LHD1	0.02	4.3810e-003
tblFleetMix	LHD2	6.7480e-003	1.2230e-003
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MDV	0.13	0.02

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

tblFleetMix	MH	3.7320e-003	6.7600e-004
tblFleetMix	MHD	0.01	2.6980e-003
tblFleetMix	OBUS	6.6600e-004	0.00
tblFleetMix	SBUS	6.9900e-004	1.2700e-004
tblFleetMix	UBUS	3.7400e-004	0.00
tblLandUse	LandUseSquareFeet	60,600.00	60,597.00
tblLandUse	LandUseSquareFeet	20,850.00	20,854.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	17,360.00	17,355.00
tblLandUse	LandUseSquareFeet	16,770.00	16,765.00
tblLandUse	LandUseSquareFeet	275,000.00	405,538.00
tblLandUse	LotAcreage	1.39	0.27
tblLandUse	LotAcreage	0.48	0.27
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	7.24	3.57
tblSolidWaste	SolidWasteGenerationRate	126.50	2,059.33
tblSolidWaste	SolidWasteGenerationRate	199.97	0.00
tblSolidWaste	SolidWasteGenerationRate	56.36	0.00
tblSolidWaste	SolidWasteGenerationRate	199.56	0.00
tblSolidWaste	SolidWasteGenerationRate	15.00	0.00
tblSolidWaste	SolidWasteGenerationRate	225.18	0.00
tblSolidWaste	SolidWasteGenerationRate	7.89	0.00
tblSolidWaste	SolidWasteGenerationRate	36.06	0.00
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HW_TL	14.70	8.25
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	PR_TP	37.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	PR_TP	38.00	100.00
tblVehicleTrips	PR_TP	54.00	100.00
tblVehicleTrips	ST_TR	4.91	3.37
tblVehicleTrips	ST_TR	616.12	262.86
tblVehicleTrips	ST_TR	2.21	1.52
tblVehicleTrips	ST_TR	122.40	100.98
tblVehicleTrips	ST_TR	80.09	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

tblVehicleTrips	ST_TR	8.57	5.90
tblVehicleTrips	ST_TR	90.04	74.34
tblVehicleTrips	ST_TR	46.12	22.66
tblVehicleTrips	SU_TR	4.09	3.37
tblVehicleTrips	SU_TR	472.58	262.86
tblVehicleTrips	SU_TR	0.70	1.52
tblVehicleTrips	SU_TR	142.64	100.98
tblVehicleTrips	SU_TR	42.09	0.00
tblVehicleTrips	SU_TR	1.42	5.90
tblVehicleTrips	SU_TR	71.97	74.34
tblVehicleTrips	SU_TR	21.10	22.66
tblVehicleTrips	WD_TR	5.44	3.93
tblVehicleTrips	WD_TR	470.95	259.00
tblVehicleTrips	WD_TR	9.74	8.32
tblVehicleTrips	WD_TR	112.18	92.16
tblVehicleTrips	WD_TR	72.05	0.00
tblVehicleTrips	WD_TR	34.80	29.78
tblVehicleTrips	WD_TR	83.84	68.90
tblVehicleTrips	WD_TR	37.75	18.03
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	17,917,357.05	37,405,565.00
tblWater	IndoorWaterUseRate	5,269,345.25	0.00
tblWater	IndoorWaterUseRate	10,770,665.13	0.00
tblWater	IndoorWaterUseRate	5,090,260.36	0.00
tblWater	IndoorWaterUseRate	509,696.32	0.00
tblWater	IndoorWaterUseRate	2,616,269.21	0.00
tblWater	IndoorWaterUseRate	2,625,566.61	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

tblWater	IndoorWaterUseRate	2,543,650.39	0.00
tblWater	OutdoorWaterUseRate	11,295,725.09	43,369,300.00
tblWater	OutdoorWaterUseRate	336,341.19	0.00
tblWater	OutdoorWaterUseRate	6,601,375.40	0.00
tblWater	OutdoorWaterUseRate	324,910.24	0.00
tblWater	OutdoorWaterUseRate	797,217.32	0.00
tblWater	OutdoorWaterUseRate	498,336.99	0.00
tblWater	OutdoorWaterUseRate	167,589.36	0.00
tblWater	OutdoorWaterUseRate	1,559,011.53	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	13.75	0.00
tblWoodstoves	NumberNoncatalytic	13.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Energy	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Mobile	23.1538	20.3975	217.3144	0.4977	58.5392	0.3331	58.8722	15.5936	0.3094	15.9030		52,327.2275	52,327.2275	3.1005	2.0159	53,005.4771
Total	37.1175	23.6731	242.4223	0.5171	58.5392	0.6907	59.2299	15.5936	0.6671	16.2607	0.0000	56,023.1659	56,023.1659	3.2104	2.0829	56,724.1291

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Energy	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Mobile	23.1538	20.3975	217.3144	0.4977	58.5392	0.3331	58.8722	15.5936	0.3094	15.9030		52,327.2275	52,327.2275	3.1005	2.0159	53,005.4771
Total	37.1175	23.6731	242.4223	0.5171	58.5392	0.6907	59.2299	15.5936	0.6671	16.2607	0.0000	56,023.1659	56,023.1659	3.2104	2.0829	56,724.1291

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

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	23.1538	20.3975	217.3144	0.4977	58.5392	0.3331	58.8722	15.5936	0.3094	15.9030		52,327.2275	52,327.2275	3.1005	2.0159	53,005.4771
Unmitigated	23.1538	20.3975	217.3144	0.4977	58.5392	0.3331	58.8722	15.5936	0.3094	15.9030		52,327.2275	52,327.2275	3.1005	2.0159	53,005.4771

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,080.75	926.75	926.75	3,012,035	3,012,035
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant with Drive Thru	4,496.24	4,563.25	4,563.25	13,085,064	13,085,064
General Office Building	504.19	92.11	92.11	817,051	817,051
High Turnover (Sit Down Restaurant)	1,545.52	1,693.43	1,693.43	4,346,700	4,346,700
Library	0.00	0.00	0.00		
Medical Office Building	620.91	123.02	123.02	1,053,393	1,053,393
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	595.99	643.04	643.04	1,614,097	1,614,097
Regional Shopping Center	619.15	778.14	778.14	2,286,399	2,286,399
Total	9,462.75	8,819.75	8,819.75	26,214,739	26,214,739

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	8.25	5.90	8.70	40.20	19.20	40.60	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant with Drive	1.41	8.40	6.90	2.20	78.80	19.00	100	0	0
General Office Building	1.41	8.40	6.90	33.00	48.00	19.00	100	0	0
High Turnover (Sit Down	1.41	8.40	6.90	8.50	72.50	19.00	100	0	0
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	1.41	8.40	6.90	29.60	51.40	19.00	100	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	1.41	8.40	6.90	12.00	69.00	19.00	100	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	100	0	0

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.649644	0.071963	0.218327	0.020000	0.004381	0.001223	0.002698	0.000895	0.000000	0.000000	0.030065	0.000127	0.000676
Enclosed Parking with Elevator	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Fast Food Restaurant with Drive Thru	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
General Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
High Turnover (Sit Down Restaurant)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Library	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Medical Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Other Non-Asphalt Surfaces	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Parking Lot	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Quality Restaurant	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Regional Shopping Center	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Natural Gas Mitigated	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Natural Gas Unmitigated	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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	lb/day										lb/day					
Apartments Mid Rise	5481.96	0.0591	0.5052	0.2150	3.2200e-003		0.0409	0.0409		0.0409	0.0409		644.9359	644.9359	0.0124	0.0118	648.7685
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	8274.29	0.0892	0.8112	0.6814	4.8700e-003		0.0617	0.0617		0.0617	0.0617		973.4463	973.4463	0.0187	0.0179	979.2310
General Office Building	3325.36	0.0359	0.3260	0.2739	1.9600e-003		0.0248	0.0248		0.0248	0.0248		391.2193	391.2193	7.5000e-003	7.1700e-003	393.5441
High Turnover (Sit Down Restaurant)	7993	0.0862	0.7836	0.6583	4.7000e-003		0.0596	0.0596		0.0596	0.0596		940.3530	940.3530	0.0180	0.0172	945.9411
Library	514.139	5.5400e-003	0.0504	0.0423	3.0000e-004		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003		60.4870	60.4870	1.1600e-003	1.1100e-003	60.8464
Medical Office Building	1144.4	0.0123	0.1122	0.0942	6.7000e-004		8.5300e-003	8.5300e-003		8.5300e-003	8.5300e-003		134.6352	134.6352	2.5800e-003	2.4700e-003	135.4352
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4124.04	0.0445	0.4043	0.3396	2.4300e-003		0.0307	0.0307		0.0307	0.0307		485.1807	485.1807	9.3000e-003	8.8900e-003	488.0639
Regional Shopping Center	208.862	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003		24.5721	24.5721	4.7000e-004	4.5000e-004	24.7181
Total		0.3350	3.0135	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

Laguna Niguel New City Center Project Operations Run - Orange County, Summer

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5.48196	0.0591	0.5052	0.2150	3.2200e-003		0.0409	0.0409		0.0409	0.0409		644.9359	644.9359	0.0124	0.0118	648.7685
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	8.27429	0.0892	0.8112	0.6814	4.8700e-003		0.0617	0.0617		0.0617	0.0617		973.4463	973.4463	0.0187	0.0179	979.2310
General Office Building	3.32536	0.0359	0.3260	0.2739	1.9600e-003		0.0248	0.0248		0.0248	0.0248		391.2193	391.2193	7.5000e-003	7.1700e-003	393.5441
High Turnover (Sit Down Restaurant)	7.993	0.0862	0.7836	0.6583	4.7000e-003		0.0596	0.0596		0.0596	0.0596		940.3530	940.3530	0.0180	0.0172	945.9411
Library	0.514139	5.5400e-003	0.0504	0.0423	3.0000e-004		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003		60.4870	60.4870	1.1600e-003	1.1100e-003	60.8464
Medical Office Building	1.1444	0.0123	0.1122	0.0942	6.7000e-004		8.5300e-003	8.5300e-003		8.5300e-003	8.5300e-003		134.6352	134.6352	2.5800e-003	2.4700e-003	135.4352
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.12404	0.0445	0.4043	0.3396	2.4300e-003		0.0307	0.0307		0.0307	0.0307		485.1807	485.1807	9.3000e-003	8.8900e-003	488.0639
Regional Shopping Center	0.208862	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003		24.5721	24.5721	4.7000e-004	4.5000e-004	24.7181
Total		0.3350	3.0135	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Unmitigated	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037

Laguna Niguel New City Center Project Operations Run - Orange County, 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	1.0912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	11.8459					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6916	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262		41.1090	41.1090	0.0398		42.1037
Total	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037

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	1.0912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	11.8459					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6916	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262		41.1090	41.1090	0.0398		42.1037
Total	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

**Laguna Niguel New City Center Project Operations Run
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	60.60	1000sqft	0.27	60,597.00	0
Medical Office Building	20.85	1000sqft	0.27	20,854.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Fast Food Restaurant with Drive Thru	17.36	1000sqft	0.40	17,355.00	0
High Turnover (Sit Down Restaurant)	16.77	1000sqft	0.38	16,765.00	0
Quality Restaurant	8.65	1000sqft	0.20	8,650.00	0
Apartments Mid Rise	275.00	Dwelling Unit	3.57	405,538.00	787
Regional Shopping Center	34.34	1000sqft	0.79	34,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	539.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

Land Use - based on building sqft in TIA provided by LLG

Construction Phase -

Vehicle Trips - based on trips information provided by LLG. Assumes library trips will not change from existing

Woodstoves - assumes no fireplaces or grills based on info from applicant

Area Coating - based on 95% interior coating and 80% exterior coating provided by applicant. Only considers parking area to be striped.

Water And Wastewater - based on information in Section 5.17, Utilities and Service Systems. Assumes 100% aerobic treatment

Solid Waste - based on information in Section 5.17, Utilities and Service Systems.

Fleet Mix - see fleetmix adjustment in assumptions file

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	87426	69940
tblAreaCoating	Area_Nonresidential_Interior	262277	249163
tblAreaCoating	Area_Parking	60002	40633
tblAreaCoating	Area_Residential_Exterior	273738	218991
tblAreaCoating	Area_Residential_Interior	821214	780154
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	233.75	0.00
tblFireplaces	NumberNoFireplace	27.50	0.00
tblFireplaces	NumberWood	13.75	0.00
tblFleetMix	HHD	4.9390e-003	8.9500e-004
tblFleetMix	LDA	0.55	0.65
tblFleetMix	LDT1	0.06	0.07
tblFleetMix	LDT2	0.18	0.22
tblFleetMix	LHD1	0.02	4.3810e-003
tblFleetMix	LHD2	6.7480e-003	1.2230e-003
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MDV	0.13	0.02

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

tblFleetMix	MH	3.7320e-003	6.7600e-004
tblFleetMix	MHD	0.01	2.6980e-003
tblFleetMix	OBUS	6.6600e-004	0.00
tblFleetMix	SBUS	6.9900e-004	1.2700e-004
tblFleetMix	UBUS	3.7400e-004	0.00
tblLandUse	LandUseSquareFeet	60,600.00	60,597.00
tblLandUse	LandUseSquareFeet	20,850.00	20,854.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	17,360.00	17,355.00
tblLandUse	LandUseSquareFeet	16,770.00	16,765.00
tblLandUse	LandUseSquareFeet	275,000.00	405,538.00
tblLandUse	LotAcreage	1.39	0.27
tblLandUse	LotAcreage	0.48	0.27
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	7.24	3.57
tblSolidWaste	SolidWasteGenerationRate	126.50	2,059.33
tblSolidWaste	SolidWasteGenerationRate	199.97	0.00
tblSolidWaste	SolidWasteGenerationRate	56.36	0.00
tblSolidWaste	SolidWasteGenerationRate	199.56	0.00
tblSolidWaste	SolidWasteGenerationRate	15.00	0.00
tblSolidWaste	SolidWasteGenerationRate	225.18	0.00
tblSolidWaste	SolidWasteGenerationRate	7.89	0.00
tblSolidWaste	SolidWasteGenerationRate	36.06	0.00
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HW_TL	14.70	8.25
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	PR_TP	37.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	PR_TP	38.00	100.00
tblVehicleTrips	PR_TP	54.00	100.00
tblVehicleTrips	ST_TR	4.91	3.37
tblVehicleTrips	ST_TR	616.12	262.86
tblVehicleTrips	ST_TR	2.21	1.52
tblVehicleTrips	ST_TR	122.40	100.98
tblVehicleTrips	ST_TR	80.09	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

tblVehicleTrips	ST_TR	8.57	5.90
tblVehicleTrips	ST_TR	90.04	74.34
tblVehicleTrips	ST_TR	46.12	22.66
tblVehicleTrips	SU_TR	4.09	3.37
tblVehicleTrips	SU_TR	472.58	262.86
tblVehicleTrips	SU_TR	0.70	1.52
tblVehicleTrips	SU_TR	142.64	100.98
tblVehicleTrips	SU_TR	42.09	0.00
tblVehicleTrips	SU_TR	1.42	5.90
tblVehicleTrips	SU_TR	71.97	74.34
tblVehicleTrips	SU_TR	21.10	22.66
tblVehicleTrips	WD_TR	5.44	3.93
tblVehicleTrips	WD_TR	470.95	259.00
tblVehicleTrips	WD_TR	9.74	8.32
tblVehicleTrips	WD_TR	112.18	92.16
tblVehicleTrips	WD_TR	72.05	0.00
tblVehicleTrips	WD_TR	34.80	29.78
tblVehicleTrips	WD_TR	83.84	68.90
tblVehicleTrips	WD_TR	37.75	18.03
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	17,917,357.05	37,405,565.00
tblWater	IndoorWaterUseRate	5,269,345.25	0.00
tblWater	IndoorWaterUseRate	10,770,665.13	0.00
tblWater	IndoorWaterUseRate	5,090,260.36	0.00
tblWater	IndoorWaterUseRate	509,696.32	0.00
tblWater	IndoorWaterUseRate	2,616,269.21	0.00
tblWater	IndoorWaterUseRate	2,625,566.61	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

tblWater	IndoorWaterUseRate	2,543,650.39	0.00
tblWater	OutdoorWaterUseRate	11,295,725.09	43,369,300.00
tblWater	OutdoorWaterUseRate	336,341.19	0.00
tblWater	OutdoorWaterUseRate	6,601,375.40	0.00
tblWater	OutdoorWaterUseRate	324,910.24	0.00
tblWater	OutdoorWaterUseRate	797,217.32	0.00
tblWater	OutdoorWaterUseRate	498,336.99	0.00
tblWater	OutdoorWaterUseRate	167,589.36	0.00
tblWater	OutdoorWaterUseRate	1,559,011.53	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	13.75	0.00
tblWoodstoves	NumberNoncatalytic	13.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Energy	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Mobile	22.9317	21.9277	216.6373	0.4786	58.5392	0.3332	58.8723	15.5936	0.3095	15.9031		50,314.5284	50,314.5284	3.2097	2.1014	51,020.9883
Total	36.8954	25.2033	241.7452	0.4981	58.5392	0.6908	59.2300	15.5936	0.6672	16.2608	0.0000	54,010.4668	54,010.4668	3.3195	2.1684	54,739.6402

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Energy	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Mobile	22.9317	21.9277	216.6373	0.4786	58.5392	0.3332	58.8723	15.5936	0.3095	15.9031		50,314.5284	50,314.5284	3.2097	2.1014	51,020.9883
Total	36.8954	25.2033	241.7452	0.4981	58.5392	0.6908	59.2300	15.5936	0.6672	16.2608	0.0000	54,010.4668	54,010.4668	3.3195	2.1684	54,739.6402

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

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	22.9317	21.9277	216.6373	0.4786	58.5392	0.3332	58.8723	15.5936	0.3095	15.9031		50,314.5284	50,314.5284	3.2097	2.1014	51,020.9883
Unmitigated	22.9317	21.9277	216.6373	0.4786	58.5392	0.3332	58.8723	15.5936	0.3095	15.9031		50,314.5284	50,314.5284	3.2097	2.1014	51,020.9883

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,080.75	926.75	926.75	3,012,035	3,012,035
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant with Drive Thru	4,496.24	4,563.25	4,563.25	13,085,064	13,085,064
General Office Building	504.19	92.11	92.11	817,051	817,051
High Turnover (Sit Down Restaurant)	1,545.52	1,693.43	1,693.43	4,346,700	4,346,700
Library	0.00	0.00	0.00		
Medical Office Building	620.91	123.02	123.02	1,053,393	1,053,393
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	595.99	643.04	643.04	1,614,097	1,614,097
Regional Shopping Center	619.15	778.14	778.14	2,286,399	2,286,399
Total	9,462.75	8,819.75	8,819.75	26,214,739	26,214,739

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	8.25	5.90	8.70	40.20	19.20	40.60	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant with Drive	1.41	8.40	6.90	2.20	78.80	19.00	100	0	0
General Office Building	1.41	8.40	6.90	33.00	48.00	19.00	100	0	0
High Turnover (Sit Down	1.41	8.40	6.90	8.50	72.50	19.00	100	0	0
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	1.41	8.40	6.90	29.60	51.40	19.00	100	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	1.41	8.40	6.90	12.00	69.00	19.00	100	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	100	0	0

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.649644	0.071963	0.218327	0.020000	0.004381	0.001223	0.002698	0.000895	0.000000	0.000000	0.030065	0.000127	0.000676
Enclosed Parking with Elevator	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Fast Food Restaurant with Drive Thru	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
General Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
High Turnover (Sit Down Restaurant)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Library	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Medical Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Other Non-Asphalt Surfaces	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Parking Lot	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Quality Restaurant	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Regional Shopping Center	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Natural Gas Mitigated	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483
Natural Gas Unmitigated	0.3350	3.0134	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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	lb/day										lb/day					
Apartments Mid Rise	5481.96	0.0591	0.5052	0.2150	3.2200e-003		0.0409	0.0409		0.0409	0.0409		644.9359	644.9359	0.0124	0.0118	648.7685
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	8274.29	0.0892	0.8112	0.6814	4.8700e-003		0.0617	0.0617		0.0617	0.0617		973.4463	973.4463	0.0187	0.0179	979.2310
General Office Building	3325.36	0.0359	0.3260	0.2739	1.9600e-003		0.0248	0.0248		0.0248	0.0248		391.2193	391.2193	7.5000e-003	7.1700e-003	393.5441
High Turnover (Sit Down Restaurant)	7993	0.0862	0.7836	0.6583	4.7000e-003		0.0596	0.0596		0.0596	0.0596		940.3530	940.3530	0.0180	0.0172	945.9411
Library	514.139	5.5400e-003	0.0504	0.0423	3.0000e-004		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003		60.4870	60.4870	1.1600e-003	1.1100e-003	60.8464
Medical Office Building	1144.4	0.0123	0.1122	0.0942	6.7000e-004		8.5300e-003	8.5300e-003		8.5300e-003	8.5300e-003		134.6352	134.6352	2.5800e-003	2.4700e-003	135.4352
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4124.04	0.0445	0.4043	0.3396	2.4300e-003		0.0307	0.0307		0.0307	0.0307		485.1807	485.1807	9.3000e-003	8.8900e-003	488.0639
Regional Shopping Center	208.862	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003		24.5721	24.5721	4.7000e-004	4.5000e-004	24.7181
Total		0.3350	3.0135	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5.48196	0.0591	0.5052	0.2150	3.2200e-003		0.0409	0.0409		0.0409	0.0409		644.9359	644.9359	0.0124	0.0118	648.7685
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	8.27429	0.0892	0.8112	0.6814	4.8700e-003		0.0617	0.0617		0.0617	0.0617		973.4463	973.4463	0.0187	0.0179	979.2310
General Office Building	3.32536	0.0359	0.3260	0.2739	1.9600e-003		0.0248	0.0248		0.0248	0.0248		391.2193	391.2193	7.5000e-003	7.1700e-003	393.5441
High Turnover (Sit Down Restaurant)	7.993	0.0862	0.7836	0.6583	4.7000e-003		0.0596	0.0596		0.0596	0.0596		940.3530	940.3530	0.0180	0.0172	945.9411
Library	0.514139	5.5400e-003	0.0504	0.0423	3.0000e-004		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003		60.4870	60.4870	1.1600e-003	1.1100e-003	60.8464
Medical Office Building	1.1444	0.0123	0.1122	0.0942	6.7000e-004		8.5300e-003	8.5300e-003		8.5300e-003	8.5300e-003		134.6352	134.6352	2.5800e-003	2.4700e-003	135.4352
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	4.12404	0.0445	0.4043	0.3396	2.4300e-003		0.0307	0.0307		0.0307	0.0307		485.1807	485.1807	9.3000e-003	8.8900e-003	488.0639
Regional Shopping Center	0.208862	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003		24.5721	24.5721	4.7000e-004	4.5000e-004	24.7181
Total		0.3350	3.0135	2.3219	0.0183		0.2315	0.2315		0.2315	0.2315		3,654.8294	3,654.8294	0.0701	0.0670	3,676.5483

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

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	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037
Unmitigated	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037

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	1.0912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	11.8459					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6916	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262		41.1090	41.1090	0.0398		42.1037
Total	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000	42.1037

Laguna Niguel New City Center Project Operations Run - Orange County, Winter

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

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	1.0912					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	11.8459					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6916	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262		41.1090	41.1090	0.0398			42.1037
Total	13.6287	0.2622	22.7860	1.2100e-003		0.1262	0.1262		0.1262	0.1262	0.0000	41.1090	41.1090	0.0398	0.0000		42.1037

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Laguna Niguel New City Center Project Operations Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied
Laguna Niguel New City Center Project Operations Run
Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	60.60	1000sqft	0.27	60,597.00	0
Medical Office Building	20.85	1000sqft	0.27	20,854.00	0
Library	16.29	1000sqft	0.19	16,290.00	0
Enclosed Parking with Elevator	377.22	1000sqft	2.89	377,217.00	0
Other Non-Asphalt Surfaces	322.81	1000sqft	7.41	322,810.00	0
Parking Lot	300.00	1000sqft	6.89	300,000.00	0
Fast Food Restaurant with Drive Thru	17.36	1000sqft	0.40	17,355.00	0
High Turnover (Sit Down Restaurant)	16.77	1000sqft	0.38	16,765.00	0
Quality Restaurant	8.65	1000sqft	0.20	8,650.00	0
Apartments Mid Rise	275.00	Dwelling Unit	3.57	405,538.00	787
Regional Shopping Center	34.34	1000sqft	0.79	34,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	13			Operational Year	2026
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 - based on building sqft in TIA provided by LLG

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Construction Phase -

Vehicle Trips - based on trips information provided by LLG. Assumes library trips will not change from existing

Woodstoves - assumes no fireplaces or grills based on info from applicant

Area Coating - based on 95% interior coating and 80% exterior coating provided by applicant. Only considers parking area to be striped.

Water And Wastewater - based on information in Section 5.17, Utilities and Service Systems. Assumes 100% aerobic treatment

Solid Waste - based on information in Section 5.17, Utilities and Service Systems.

Fleet Mix - see fleetmix adjustment in assumptions file

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	87426	69940
tblAreaCoating	Area_Nonresidential_Interior	262277	249163
tblAreaCoating	Area_Parking	60002	40633
tblAreaCoating	Area_Residential_Exterior	273738	218991
tblAreaCoating	Area_Residential_Interior	821214	780154
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	233.75	0.00
tblFireplaces	NumberNoFireplace	27.50	0.00
tblFireplaces	NumberWood	13.75	0.00
tblFleetMix	HHD	4.9390e-003	8.9500e-004
tblFleetMix	LDA	0.55	0.65
tblFleetMix	LDT1	0.06	0.07
tblFleetMix	LDT2	0.18	0.22
tblFleetMix	LHD1	0.02	4.3810e-003
tblFleetMix	LHD2	6.7480e-003	1.2230e-003
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MDV	0.13	0.02
tblFleetMix	MH	3.7320e-003	6.7600e-004
tblFleetMix	MHD	0.01	2.6980e-003

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

tblFleetMix	OBUS	6.6600e-004	0.00
tblFleetMix	SBUS	6.9900e-004	1.2700e-004
tblFleetMix	UBUS	3.7400e-004	0.00
tblLandUse	LandUseSquareFeet	60,600.00	60,597.00
tblLandUse	LandUseSquareFeet	20,850.00	20,854.00
tblLandUse	LandUseSquareFeet	377,220.00	377,217.00
tblLandUse	LandUseSquareFeet	17,360.00	17,355.00
tblLandUse	LandUseSquareFeet	16,770.00	16,765.00
tblLandUse	LandUseSquareFeet	275,000.00	405,538.00
tblLandUse	LotAcreage	1.39	0.27
tblLandUse	LotAcreage	0.48	0.27
tblLandUse	LotAcreage	0.37	0.19
tblLandUse	LotAcreage	8.66	2.89
tblLandUse	LotAcreage	7.24	3.57
tblSolidWaste	SolidWasteGenerationRate	126.50	2,059.33
tblSolidWaste	SolidWasteGenerationRate	199.97	0.00
tblSolidWaste	SolidWasteGenerationRate	56.36	0.00
tblSolidWaste	SolidWasteGenerationRate	199.56	0.00
tblSolidWaste	SolidWasteGenerationRate	15.00	0.00
tblSolidWaste	SolidWasteGenerationRate	225.18	0.00
tblSolidWaste	SolidWasteGenerationRate	7.89	0.00
tblSolidWaste	SolidWasteGenerationRate	36.06	0.00
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	CW_TL	16.60	1.41
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	21.00	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HW_TL	14.70	8.25
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	PR_TP	37.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	PR_TP	38.00	100.00
tblVehicleTrips	PR_TP	54.00	100.00
tblVehicleTrips	ST_TR	4.91	3.37
tblVehicleTrips	ST_TR	616.12	262.86
tblVehicleTrips	ST_TR	2.21	1.52
tblVehicleTrips	ST_TR	122.40	100.98
tblVehicleTrips	ST_TR	80.09	0.00
tblVehicleTrips	ST_TR	8.57	5.90
tblVehicleTrips	ST_TR	90.04	74.34
tblVehicleTrips	ST_TR	46.12	22.66
tblVehicleTrips	SU_TR	4.09	3.37

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

tblVehicleTrips	SU_TR	472.58	262.86
tblVehicleTrips	SU_TR	0.70	1.52
tblVehicleTrips	SU_TR	142.64	100.98
tblVehicleTrips	SU_TR	42.09	0.00
tblVehicleTrips	SU_TR	1.42	5.90
tblVehicleTrips	SU_TR	71.97	74.34
tblVehicleTrips	SU_TR	21.10	22.66
tblVehicleTrips	WD_TR	5.44	3.93
tblVehicleTrips	WD_TR	470.95	259.00
tblVehicleTrips	WD_TR	9.74	8.32
tblVehicleTrips	WD_TR	112.18	92.16
tblVehicleTrips	WD_TR	72.05	0.00
tblVehicleTrips	WD_TR	34.80	29.78
tblVehicleTrips	WD_TR	83.84	68.90
tblVehicleTrips	WD_TR	37.75	18.03
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	17,917,357.05	37,405,565.00
tblWater	IndoorWaterUseRate	5,269,345.25	0.00
tblWater	IndoorWaterUseRate	10,770,665.13	0.00
tblWater	IndoorWaterUseRate	5,090,260.36	0.00
tblWater	IndoorWaterUseRate	509,696.32	0.00
tblWater	IndoorWaterUseRate	2,616,269.21	0.00
tblWater	IndoorWaterUseRate	2,625,566.61	0.00
tblWater	IndoorWaterUseRate	2,543,650.39	0.00
tblWater	OutdoorWaterUseRate	11,295,725.09	43,369,300.00
tblWater	OutdoorWaterUseRate	336,341.19	0.00
tblWater	OutdoorWaterUseRate	6,601,375.40	0.00
tblWater	OutdoorWaterUseRate	324,910.24	0.00

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

tblWater	OutdoorWaterUseRate	797,217.32	0.00
tblWater	OutdoorWaterUseRate	498,336.99	0.00
tblWater	OutdoorWaterUseRate	167,589.36	0.00
tblWater	OutdoorWaterUseRate	1,559,011.53	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	13.75	0.00
tblWoodstoves	NumberNoncatalytic	13.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745
Energy	0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	2,181.8458	2,181.8458	0.1080	0.0228	2,191.3313
Mobile	3.8355	3.8043	37.3123	0.0829	9.8639	0.0570	9.9210	2.6312	0.0530	2.6842	0.0000	7,902.4654	7,902.4654	0.4956	0.3281	8,012.6153
Waste						0.0000	0.0000		0.0000	0.0000	418.0254	0.0000	418.0254	24.7046	0.0000	1,035.6402
Water						0.0000	0.0000		0.0000	0.0000	13.2342	237.3112	250.5454	0.0601	0.0305	261.1470
Total	6.3441	4.3870	40.5843	0.0863	9.8639	0.1150	9.9790	2.6312	0.1110	2.7422	431.2595	10,326.2840	10,757.5436	25.3727	0.3814	11,505.5082

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

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	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745
Energy	0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	2,181.8458	2,181.8458	0.1080	0.0228	2,191.3313
Mobile	3.8355	3.8043	37.3123	0.0829	9.8639	0.0570	9.9210	2.6312	0.0530	2.6842	0.0000	7,902.4654	7,902.4654	0.4956	0.3281	8,012.6153
Waste						0.0000	0.0000		0.0000	0.0000	418.0254	0.0000	418.0254	24.7046	0.0000	1,035.6402
Water						0.0000	0.0000		0.0000	0.0000	13.2342	237.3112	250.5454	0.0601	0.0305	261.1470
Total	6.3441	4.3870	40.5843	0.0863	9.8639	0.1150	9.9790	2.6312	0.1110	2.7422	431.2595	10,326.2840	10,757.5436	25.3727	0.3814	11,505.5082

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

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	3.8355	3.8043	37.3123	0.0829	9.8639	0.0570	9.9210	2.6312	0.0530	2.6842	0.0000	7,902.4654	7,902.4654	0.4956	0.3281	8,012.6153
Unmitigated	3.8355	3.8043	37.3123	0.0829	9.8639	0.0570	9.9210	2.6312	0.0530	2.6842	0.0000	7,902.4654	7,902.4654	0.4956	0.3281	8,012.6153

Laguna Niguel New City Center Project Operations Run - Orange County, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,080.75	926.75	926.75	3,012,035	3,012,035
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant with Drive Thru	4,496.24	4,563.25	4,563.25	13,085,064	13,085,064
General Office Building	504.19	92.11	92.11	817,051	817,051
High Turnover (Sit Down Restaurant)	1,545.52	1,693.43	1,693.43	4,346,700	4,346,700
Library	0.00	0.00	0.00		
Medical Office Building	620.91	123.02	123.02	1,053,393	1,053,393
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	595.99	643.04	643.04	1,614,097	1,614,097
Regional Shopping Center	619.15	778.14	778.14	2,286,399	2,286,399
Total	9,462.75	8,819.75	8,819.75	26,214,739	26,214,739

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	8.25	5.90	8.70	40.20	19.20	40.60	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant with Drive	1.41	8.40	6.90	2.20	78.80	19.00	100	0	0
General Office Building	1.41	8.40	6.90	33.00	48.00	19.00	100	0	0
High Turnover (Sit Down)	1.41	8.40	6.90	8.50	72.50	19.00	100	0	0
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	1.41	8.40	6.90	29.60	51.40	19.00	100	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	1.41	8.40	6.90	12.00	69.00	19.00	100	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	100	0	0

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.649644	0.071963	0.218327	0.020000	0.004381	0.001223	0.002698	0.000895	0.000000	0.000000	0.030065	0.000127	0.000676
Enclosed Parking with Elevator	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Fast Food Restaurant with Drive Thru	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
General Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
High Turnover (Sit Down Restaurant)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Library	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Medical Office Building	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Other Non-Asphalt Surfaces	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Parking Lot	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Quality Restaurant	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Regional Shopping Center	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,576.7478	1,576.7478	0.0964	0.0117	1,582.6375
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,576.7478	1,576.7478	0.0964	0.0117	1,582.6375
NaturalGas Mitigated	0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	605.0980	605.0980	0.0116	0.0111	608.6938
NaturalGas Unmitigated	0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	605.0980	605.0980	0.0116	0.0111	608.6938

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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					
Apartments Mid Rise	2.00091e+006	0.0108	0.0922	0.0392	5.9000e-004		7.4500e-003	7.4500e-003		7.4500e-003	7.4500e-003	0.0000	106.7764	106.7764	2.0500e-003	1.9600e-003	107.4109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with Drive Thru	3.02012e+006	0.0163	0.1480	0.1244	8.9000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	161.1650	161.1650	3.0900e-003	2.9500e-003	162.1227
General Office Building	1.21376e+006	6.5400e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003	0.0000	64.7707	64.7707	1.2400e-003	1.1900e-003	65.1556
High Turnover (Sit Down Restaurant)	2.91745e+006	0.0157	0.1430	0.1201	8.6000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	155.6860	155.6860	2.9800e-003	2.8500e-003	156.6112
Library	187661	1.0100e-003	9.2000e-003	7.7300e-003	6.0000e-005		7.0000e-004	7.0000e-004		7.0000e-004	7.0000e-004	0.0000	10.0143	10.0143	1.9000e-004	1.8000e-004	10.0738
Medical Office Building	417706	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.2904	22.2904	4.3000e-004	4.1000e-004	22.4228
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	1.50527e+006	8.1200e-003	0.0738	0.0620	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003	0.0000	80.3271	80.3271	1.5400e-003	1.4700e-003	80.8044
Regional Shopping Center	76234.8	4.1000e-004	3.7400e-003	3.1400e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	4.0682	4.0682	8.0000e-005	7.0000e-005	4.0924
Total		0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	605.0980	605.0980	0.0116	0.0111	608.6938

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.00091e+006	0.0108	0.0922	0.0392	5.9000e-004		7.4500e-003	7.4500e-003		7.4500e-003	7.4500e-003	0.0000	106.7764	106.7764	2.0500e-003	1.9600e-003	107.4109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	3.02012e+006	0.0163	0.1480	0.1244	8.9000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	161.1650	161.1650	3.0900e-003	2.9500e-003	162.1227
General Office Building	1.21376e+006	6.5400e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003	0.0000	64.7707	64.7707	1.2400e-003	1.1900e-003	65.1556
High Turnover (Sit Down Restaurant)	2.91745e+006	0.0157	0.1430	0.1201	8.6000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	155.6860	155.6860	2.9800e-003	2.8500e-003	156.6112
Library	187661	1.0100e-003	9.2000e-003	7.7300e-003	6.0000e-005		7.0000e-004	7.0000e-004		7.0000e-004	7.0000e-004	0.0000	10.0143	10.0143	1.9000e-004	1.8000e-004	10.0738
Medical Office Building	417706	2.2500e-003	0.0205	0.0172	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.2904	22.2904	4.3000e-004	4.1000e-004	22.4228
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	1.50527e+006	8.1200e-003	0.0738	0.0620	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003	0.0000	80.3271	80.3271	1.5400e-003	1.4700e-003	80.8044
Regional Shopping Center	76234.8	4.1000e-004	3.7400e-003	3.1400e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	4.0682	4.0682	8.0000e-005	7.0000e-005	4.0924
Total		0.0611	0.5500	0.4238	3.3400e-003		0.0422	0.0422		0.0422	0.0422	0.0000	605.0980	605.0980	0.0116	0.0111	608.6938

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Land Use	Electricity Use kWh/yr	Total CO2 MT/yr	CH4 MT/yr	N2O MT/yr	CO2e MT/yr
Apartments Mid Rise	1.05604e+006	258.6564	0.0158	1.9200e-003	259.6225
Enclosed Parking with Elevator	2.05206e+006	502.6128	0.0307	3.7200e-003	504.4903
Fast Food Restaurant with Drive Thru	656366	160.7643	9.8200e-003	1.1900e-003	161.3648
General Office Building	784125	192.0564	0.0117	1.4200e-003	192.7738
High Turnover (Sit Down Restaurant)	634052	155.2989	9.4900e-003	1.1500e-003	155.8790
Library	133252	32.6376	1.9900e-003	2.4000e-004	32.7595
Medical Office Building	269851	66.0948	4.0400e-003	4.9000e-004	66.3417
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	105000	25.7177	1.5700e-003	1.9000e-004	25.8138
Quality Restaurant	327143	80.1274	4.9000e-003	5.9000e-004	80.4267
Regional Shopping Center	419635	102.7815	6.2800e-003	7.6000e-004	103.1654
Total		1,576.7478	0.0964	0.0117	1,582.6375

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
		MT/yr			
Apartments Mid Rise	1.05604e+006	258.6564	0.0158	1.9200e-003	259.6225
Enclosed Parking with Elevator	2.05206e+006	502.6128	0.0307	3.7200e-003	504.4903
Fast Food Restaurant with	656366	160.7643	9.8200e-003	1.1900e-003	161.3648
General Office Building	784125	192.0564	0.0117	1.4200e-003	192.7738
High Turnover (Sit Down Restaurant)	634052	155.2989	9.4900e-003	1.1500e-003	155.8790
Library	133252	32.6376	1.9900e-003	2.4000e-004	32.7595
Medical Office Building	269851	66.0948	4.0400e-003	4.9000e-004	66.3417
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	105000	25.7177	1.5700e-003	1.9000e-004	25.8138
Quality Restaurant	327143	80.1274	4.9000e-003	5.9000e-004	80.4267
Regional Shopping Center	419635	102.7815	6.2800e-003	7.6000e-004	103.1654
Total		1,576.7478	0.0964	0.0117	1,582.6375

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745
Unmitigated	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1991					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1619					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0865	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745
Total	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745

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	0.1991					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1619					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0865	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745
Total	2.4475	0.0328	2.8483	1.5000e-004		0.0158	0.0158		0.0158	0.0158	0.0000	4.6617	4.6617	4.5100e-003	0.0000	4.7745

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	250.5454	0.0601	0.0305	261.1470
Unmitigated	250.5454	0.0601	0.0305	261.1470

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	37.4056 / 43.3693	250.5454	0.0601	0.0305	261.1470
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with Drive Thru	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Library	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		250.5454	0.0601	0.0305	261.1470

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	37.4056 / 43.3693	250.5454	0.0601	0.0305	261.1470
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Library	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		250.5454	0.0601	0.0305	261.1470

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	418.0254	24.7046	0.0000	1,035.6402
Unmitigated	418.0254	24.7046	0.0000	1,035.6402

Laguna Niguel New City Center Project Operations Run - Orange County, Annual
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			
Apartments Mid Rise	2059.33	418.0254	24.7046	0.0000	1,035.6402
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with Drive Thru	0	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Library	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0	0.0000	0.0000	0.0000	0.0000
Total		418.0254	24.7046	0.0000	1,035.6402

Laguna Niguel New City Center Project Operations Run - Orange County, Annual

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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2059.33	418.0254	24.7046	0.0000	1,035.6402
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with	0	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Library	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0	0.0000	0.0000	0.0000	0.0000
Total		418.0254	24.7046	0.0000	1,035.6402

9.0 Operational Offroad

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

LST Worksheets

Construction Localized Significance Thresholds: Site Abatement

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	0.50	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	1	0.5
NOx	91	Graders	0.5	0.0625			0
CO	696	Dozers	0.5	0.0625			0
PM10	4.00	Scrapers	1	0.125			0
PM2.5	3.00						0.50
	Acres						
		25	50	100	200	500	
NOx	1	91	93	108	140	218	
	1	91	93	108	140	218	
		91	93	108	140	218	
CO	1	696	833	1234	2376	7724	
	1	696	833	1234	2376	7724	
		696	833	1234	2376	7724	
PM10	1	4	11	24	48	121	
	1	4	11	24	48	121	
		4	11	24	48	121	
PM2.5	1	3	4	8	19	68	
	1	3	4	8	19	68	
		3	4	8	19	68	
Capistrano Valley							
	0.50 Acres						
	25	50	100	200	500		
NOx	91	93	108	140	218		
CO	696	833	1234	2376	7724		
PM10	4	11	24	48	121		
PM2.5	3	4	8	19	68		

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	1
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Demolition and Demolition Haul

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	1.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres
	25	Tractors	0.5	0.0625		0
NOx	91	Graders	0.5	0.0625		0
CO	696	Dozers	0.5	0.0625	8	2
PM10	4.00	Scrapers	1	0.125		0
PM2.5	3.00					1.00
					Acres	
	Acres	25	50	100	200	500
NOx	1	91	93	108	140	218
	1	91	93	108	140	218
		91	93	108	140	218
CO	1	696	833	1234	2376	7724
	1	696	833	1234	2376	7724
		696	833	1234	2376	7724
PM10	1	4	11	24	48	121
	1	4	11	24	48	121
		4	11	24	48	121
PM2.5	1	3	4	8	19	68
	1	3	4	8	19	68
		3	4	8	19	68
Capistrano Valley						
	1.00 Acres					
	25	50	100	200	500	
NOx	91	93	108	140	218	
CO	696	833	1234	2376	7724	
PM10	4	11	24	48	121	
PM2.5	3	4	8	19	68	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	1
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Demolition, Demolition Haul, Site Preparation, and Grading/Earthwork

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	8.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	4	2
NOx	197	Graders	0.5	0.0625	8	1	0.5
CO	1,804	Dozers	0.5	0.0625	8	3	1.5
PM10	11.99	Scrapers	1	0.125	8	4	4
PM2.5	8.00					Acres	8.00

	Acres	25	50	100	200	500
NOx	5	197	189	201	222	278
	5	197	189	201	222	278
		197	189	201	222	278
CO	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
		1804	2102	2763	4387	10507
PM10	5	12	37	49	74	148
	5	12	37	49	74	148
		12	37	49	74	148
PM2.5	5	8	11	16	30	90
	5	8	11	16	30	90
		8	11	16	30	90
Capistrano Valley						
	8.00 Acres					
	25	50	100	200	500	
NOx	197	189	201	222	278	
CO	1804	2102	2763	4387	10507	
PM10	12	37	49	74	148	
PM2.5	8	11	16	30	90	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	5	21	5
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Site Preparation and Hauling, Rough Grading and

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	8.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	4	2
NOx	197	Graders	0.5	0.0625	8	1	0.5
CO	1,804	Dozers	0.5	0.0625	8	3	1.5
PM10	11.99	Scrapers	1	0.125	8	4	4
PM2.5	8.00					Acres	8.00

	Acres	25	50	100	200	500
NOx	5	197	189	201	222	278
	5	197	189	201	222	278
	5	197	189	201	222	278
CO	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
PM10	5	12	37	49	74	148
	5	12	37	49	74	148
	5	12	37	49	74	148
PM2.5	5	8	11	16	30	90
	5	8	11	16	30	90
	5	8	11	16	30	90

Capistrano Valley

8.00 Acres

	25	50	100	200	500
NOx	197	189	201	222	278
CO	1804	2102	2763	4387	10507
PM10	12	37	49	74	148
PM2.5	8	11	16	30	90

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	5	21	5
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Site Preparation and Hauling, Rough Grading and Hauling, and Utilities Trenching

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	8.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	4	2
NOx	197	Graders	0.5	0.0625	8	1	0.5
CO	1,804	Dozers	0.5	0.0625	8	3	1.5
PM10	11.99	Scrapers	1	0.125	8	4	4
PM2.5	8.00					Acres	8.00

	Acres	25	50	100	200	500
NOx	5	197	189	201	222	278
	5	197	189	201	222	278
		197	189	201	222	278
CO	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
		1804	2102	2763	4387	10507
PM10	5	12	37	49	74	148
	5	12	37	49	74	148
		12	37	49	74	148
PM2.5	5	8	11	16	30	90
	5	8	11	16	30	90
		8	11	16	30	90
Capistrano Valley						
	8.00 Acres					
	25	50	100	200	500	
NOx	197	189	201	222	278	
CO	1804	2102	2763	4387	10507	
PM10	12	37	49	74	148	
PM2.5	8	11	16	30	90	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	5	21	5
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Site Preparation and Hauling, Rough Grading and Hauling, Utilities Trenching, and Building Construction

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	8.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	4	2
NOx	197	Graders	0.5	0.0625	8	1	0.5
CO	1,804	Dozers	0.5	0.0625	8	3	1.5
PM10	11.99	Scrapers	1	0.125	8	4	4
PM2.5	8.00					Acres	8.00

	Acres	25	50	100	200	500
NOx	5	197	189	201	222	278
	5	197	189	201	222	278
		197	189	201	222	278
CO	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
		1804	2102	2763	4387	10507
PM10	5	12	37	49	74	148
	5	12	37	49	74	148
		12	37	49	74	148
PM2.5	5	8	11	16	30	90
	5	8	11	16	30	90
		8	11	16	30	90
Capistrano Valley						
8.00 Acres						
	25	50	100	200	500	
NOx	197	189	201	222	278	
CO	1804	2102	2763	4387	10507	
PM10	12	37	49	74	148	
PM2.5	8	11	16	30	90	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	5	21	5
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Site Preparation, Rough Grading, Utilities Trenching, Building Construction, Fine Grading, and Paving

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	8.00	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
	25	Tractors	0.5	0.0625	8	4	2
NOx	197	Graders	0.5	0.0625	8	1	0.5
CO	1,804	Dozers	0.5	0.0625	8	3	1.5
PM10	11.99	Scrapers	1	0.125	8	4	4
PM2.5	8.00					Acres	8.00

	Acres	25	50	100	200	500
NOx	5	197	189	201	222	278
	5	197	189	201	222	278
		197	189	201	222	278
CO	5	1804	2102	2763	4387	10507
	5	1804	2102	2763	4387	10507
		1804	2102	2763	4387	10507
PM10	5	12	37	49	74	148
	5	12	37	49	74	148
		12	37	49	74	148
PM2.5	5	8	11	16	30	90
	5	8	11	16	30	90
		8	11	16	30	90
Capistrano Valley						
8.00 Acres						
	25	50	100	200	500	
NOx	197	189	201	222	278	
CO	1804	2102	2763	4387	10507	
PM10	12	37	49	74	148	
PM2.5	8	11	16	30	90	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	5	21	5
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Fine Grading and Soil Haul, Paving, and Building Construction

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	1.50	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres	
25		Tractors	0.5	0.0625	8	2	1
		Tractors	0.5	0.0625			0
NOx	111	Graders	0.5	0.0625	8	1	0.5
CO	844	Dozers	0.5	0.0625			0
PM10	5.00	Scrapers	1	0.125			0
PM2.5	3.50						0
					Acres		1.50

	Acres	25	50	100	200	500
NOx	1	91	93	108	140	218
	2	131	127	139	165	233
CO	1	111	110	124	153	226
	2	696	833	1234	2376	7724
PM10	1	993	1227	1696	2965	8454
	2	845	1030	1465	2671	8089
PM2.5	1	4	11	24	48	121
	2	6	18	30	55	129
PM2.5	1	5	15	27	52	125
	2	3	4	8	19	68
Capistrano Valley	1	4	6	10	22	74
	2	4	5	9	21	71

1.50 Acres

	25	50	100	200	500
NOx	111	110	124	153	226
CO	845	1030	1465	2671	8089
PM10	5	15	27	52	125
PM2.5	4	5	9	21	71

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	2
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Building Construction

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	1.31	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres
25		Tractors	0.5	0.0625		0
		Tractors	0.5	0.0625	7	1.3125
		Graders	0.5	0.0625		0
		Dozers	0.5	0.0625		0
		Scrapers	1	0.125		0
					Acres	1.31

	Acres	25	50	100	200	500
NOx	1	91	93	108	140	218
	2	131	127	139	165	233
CO	1	104	104	118	148	223
	2	696	833	1234	2376	7724
PM10	1	993	1227	1696	2965	8454
	2	789	956	1378	2560	7952
PM2.5	1	4	11	24	48	121
	2	6	18	30	55	129
PM2.5	1	5	13	26	50	124
	2	3	4	8	19	68
Capistrano Valley	1	4	6	10	22	74
	2	3	5	9	20	70
1.31 Acres						
NOx	25	50	100	200	500	
	104	104	118	148	223	
CO	789	956	1378	2560	7952	
	5	13	26	50	124	
PM2.5	3	5	9	20	70	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	2
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Building Construction, Architectural Coating, and Landscaping

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	1.31	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres
	25	Tractors	0.5	0.0625		0
		Tractors	0.5	0.0625	7	3
		Graders	0.5	0.0625		0
		Dozers	0.5	0.0625		0
		Scrapers	1	0.125		0
					Acres	1.31

	Acres	25	50	100	200	500
NOx	1	91	93	108	140	218
	2	131	127	139	165	233
CO	1	104	104	118	148	223
	2	696	833	1234	2376	7724
PM10	1	993	1227	1696	2965	8454
	2	789	956	1378	2560	7952
PM2.5	1	4	11	24	48	121
	2	6	18	30	55	129
	1	5	13	26	50	124
	2	3	4	8	19	68
Capistrano Valley	1	4	6	10	22	74
	2	3	5	9	20	70

Capistrano Valley		25	50	100	200	500
1.31 Acres						
NOx	25	104	118	148	223	
CO	25	789	1378	2560	7952	
PM10	25	5	26	50	124	
PM2.5	25	3	9	20	70	

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	2
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008

Construction Localized Significance Thresholds: Landscaping

SRA No.	Acres	Source Receptor Distance (meters)	Source Receptor Distance (Feet)	Project site Acreage Disturbed
21	0.50	25	82	23.26

Source Receptor Distance (meters)	Capistrano Valley	Equipment	Acres/8-hr Day	Daily hours	Equipment Used	Acres
	25	Tractors	0.5	8	1	0.5
		Tractors	0.5			0
		Graders	0.5			0
		Dozers	0.5			0
		Scrapers	1			0
					Acres	0.50

	Acres	25	50	100	200	500
NOx	1	91	93	108	140	218
	1	91	93	108	140	218
		91	93	108	140	218
CO	1	696	833	1234	2376	7724
	1	696	833	1234	2376	7724
		696	833	1234	2376	7724
PM10	1	4	11	24	48	121
	1	4	11	24	48	121
		4	11	24	48	121
PM2.5	1	3	4	8	19	68
	1	3	4	8	19	68
		3	4	8	19	68

Capistrano Valley

0.50 Acres

	25	50	100	200	500
NOx	91	93	108	140	218
CO	696	833	1234	2376	7724
PM10	4	11	24	48	121
PM2.5	3	4	8	19	68

Acre Below		Acre Above	
SRA No.	Acres	SRA No.	Acres
21	1	21	1
Distance Increment Below			
25			
Distance Increment Above			
25			

Updated: 10/21/2009 - Table C-1. 2006 – 2008