

APPENDIX D

AIR QUALITY/GREENHOUSE GAS EMISSIONS DATA

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388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

**388 Vintage Park Drive Project
Bay Area AQMD Air District, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Research & Development	95.93	1000sqft	1.40	95,931.00	0
Enclosed Parking with Elevator	95.00	Space	0.00	38,000.00	0
Parking Lot	93.00	Space	0.80	37,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	5			Operational Year	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	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 - The proposed project would include an approximately 95,931-square-foot building including a ground-level parking garage and surface parking lot.

Construction Phase - construction of the proposed project is anticipated to begin in March 2022, last approximately 17 months, and is anticipated to be fully operational late 2023.

Demolition - Approximately 180 tons of demolition waste would be generated by the proposed project.

Grading - 2.2-acre project site.

Vehicle Trips - Weekday trip rate revised based on proposed project's estimated trip generation.

Construction Off-road Equipment Mitigation - Assuming compliance with BAAQMD Basic Construction Mitigation Measures and use of Tier 2 construction equipment.

Water Mitigation - The proposed project would include low-flow indoor water fixtures.

Stationary Sources - Emergency Generators and Fire Pumps - Assuming a 250 kW diesel generator that runs an hour a week for testing.

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	3.00	10.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	220.00	290.00
tblGrading	AcresOfGrading	10.00	2.20
tblGrading	AcresOfGrading	15.00	2.20
tblLandUse	LandUseSquareFeet	95,930.00	95,931.00
tblLandUse	LotAcreage	2.20	1.40
tblLandUse	LotAcreage	0.86	0.00
tblLandUse	LotAcreage	0.84	0.80
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	335.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	52.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblVehicleTrips	WD_TR	11.26	7.29

2.0 Emissions Summary

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2233	1.8402	1.7385	3.6900e-003	0.0957	0.0824	0.1781	0.0338	0.0784	0.1122	0.0000	320.4719	320.4719	0.0518	8.6200e-003	324.3343
2023	0.6320	0.9110	0.9893	2.1200e-003	0.0398	0.0384	0.0782	0.0108	0.0367	0.0475	0.0000	183.1564	183.1564	0.0264	5.3300e-003	185.4055
Maximum	0.6320	1.8402	1.7385	3.6900e-003	0.0957	0.0824	0.1781	0.0338	0.0784	0.1122	0.0000	320.4719	320.4719	0.0518	8.6200e-003	324.3343

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1236	2.4125	1.8851	3.6900e-003	0.0768	0.0889	0.1657	0.0244	0.0888	0.1132	0.0000	320.4717	320.4717	0.0518	8.6200e-003	324.3341
2023	0.5868	1.3206	1.0644	2.1200e-003	0.0398	0.0509	0.0907	0.0108	0.0508	0.0617	0.0000	183.1563	183.1563	0.0264	5.3300e-003	185.4053
Maximum	0.5868	2.4125	1.8851	3.6900e-003	0.0768	0.0889	0.1657	0.0244	0.0888	0.1132	0.0000	320.4717	320.4717	0.0518	8.6200e-003	324.3341

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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	ROG	NOx	CO	SO2	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	16.94	-35.69	-8.13	0.00	13.95	-15.75	-0.05	21.07	-21.35	-9.50	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-7-2022	6-6-2022	0.6524	0.7811
2	6-7-2022	9-6-2022	0.6019	0.7509
3	9-7-2022	12-6-2022	0.5980	0.7454
4	12-7-2022	3-6-2023	0.5575	0.7293
5	3-7-2023	6-6-2023	0.5539	0.7398
6	6-7-2023	9-6-2023	0.5087	0.5483
		Highest	0.6524	0.7811

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003
Energy	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	212.0589	212.0589	0.0164	4.0000e-003	213.6595
Mobile	0.2452	0.2849	2.3232	4.7900e-003	0.4995	3.5700e-003	0.5031	0.1334	3.3300e-003	0.1368	0.0000	446.6993	446.6993	0.0294	0.0216	453.8622
Stationary	0.0143	0.0400	0.0365	7.0000e-005		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	6.6335	6.6335	9.3000e-004	0.0000	6.6567
Waste						0.0000	0.0000		0.0000	0.0000	1.4798	0.0000	1.4798	0.0875	0.0000	3.6662
Water						0.0000	0.0000		0.0000	0.0000	14.9643	23.6146	38.5789	1.5408	0.0368	88.0516
Total	0.7035	0.4404	2.4593	5.5500e-003	0.4995	0.0145	0.5140	0.1334	0.0142	0.1477	16.4441	689.0114	705.4555	1.6750	0.0623	765.9016

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003
Energy	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	212.0589	212.0589	0.0164	4.0000e-003	213.6595
Mobile	0.2429	0.2805	2.2881	4.7000e-003	0.4895	3.5100e-003	0.4930	0.1308	3.2700e-003	0.1340	0.0000	438.0296	438.0296	0.0291	0.0213	445.0880
Stationary	0.0143	0.0400	0.0365	7.0000e-005		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	6.6335	6.6335	9.3000e-004	0.0000	6.6567
Waste						0.0000	0.0000		0.0000	0.0000	1.4798	0.0000	1.4798	0.0875	0.0000	3.6662
Water						0.0000	0.0000		0.0000	0.0000	11.9714	18.8917	30.8631	1.2326	0.0294	70.4413
Total	0.7013	0.4360	2.4243	5.4600e-003	0.4895	0.0144	0.5039	0.1308	0.0142	0.1449	13.4512	675.6187	689.0700	1.3665	0.0547	739.5171

	ROG	NOx	CO	SO2	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	0.32	0.99	1.43	1.62	2.00	0.41	1.96	2.00	0.42	1.85	18.20	1.94	2.32	18.42	12.31	3.44

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/7/2022	4/15/2022	5	30	
2	Site Preparation	Site Preparation	4/18/2022	4/29/2022	5	10	

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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3	Grading	Grading	5/2/2022	5/13/2022	5	10
4	Building Construction	Building Construction	5/2/2022	6/9/2023	5	290
5	Paving	Paving	6/12/2023	6/23/2023	5	10
6	Architectural Coating	Architectural Coating	6/26/2023	7/7/2023	5	10

Acres of Grading (Site Preparation Phase): 2.2

Acres of Grading (Grading Phase): 2.2

Acres of Paving: 0.8

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 143,897; Non-Residential Outdoor: 47,966; Striped Parking Area: 4,512 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	62.00	28.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9300e-003	0.0000	1.9300e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0253	0.2493	0.2094	3.6000e-004		0.0126	0.0126		0.0117	0.0117	0.0000	31.6165	31.6165	8.0600e-003	0.0000	31.8180
Total	0.0253	0.2493	0.2094	3.6000e-004	1.9300e-003	0.0126	0.0145	2.9000e-004	0.0117	0.0120	0.0000	31.6165	31.6165	8.0600e-003	0.0000	31.8180

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	4.0000e-005	1.5500e-003	3.3000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.7000e-004	4.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.5642	0.5642	2.0000e-005	9.0000e-005	0.5913
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.9000e-004	4.6600e-003	1.0000e-005	1.5400e-003	1.0000e-005	1.5500e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2393	1.2393	4.0000e-005	4.0000e-005	1.2509
Total	5.8000e-004	1.9400e-003	4.9900e-003	2.0000e-005	1.6900e-003	2.0000e-005	1.7200e-003	4.5000e-004	2.0000e-005	4.8000e-004	0.0000	1.8034	1.8034	6.0000e-005	1.3000e-004	1.8421

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.2 Demolition - 2022

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					8.7000e-004	0.0000	8.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.3181	0.2312	3.6000e-004		0.0108	0.0108		0.0108	0.0108	0.0000	31.6165	31.6165	8.0600e-003	0.0000	31.8179
Total	0.0133	0.3181	0.2312	3.6000e-004	8.7000e-004	0.0108	0.0116	1.3000e-004	0.0108	0.0109	0.0000	31.6165	31.6165	8.0600e-003	0.0000	31.8179

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	4.0000e-005	1.5500e-003	3.3000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.7000e-004	4.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.5642	0.5642	2.0000e-005	9.0000e-005	0.5913
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.9000e-004	4.6600e-003	1.0000e-005	1.5400e-003	1.0000e-005	1.5500e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2393	1.2393	4.0000e-005	4.0000e-005	1.2509
Total	5.8000e-004	1.9400e-003	4.9900e-003	2.0000e-005	1.6900e-003	2.0000e-005	1.7200e-003	4.5000e-004	2.0000e-005	4.8000e-004	0.0000	1.8034	1.8034	6.0000e-005	1.3000e-004	1.8421

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.1700e-003	0.0000	1.1700e-003	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8900e-003	0.0783	0.0503	1.2000e-004		2.9800e-003	2.9800e-003		2.7400e-003	2.7400e-003	0.0000	10.7735	10.7735	3.4800e-003	0.0000	10.8606
Total	6.8900e-003	0.0783	0.0503	1.2000e-004	1.1700e-003	2.9800e-003	4.1500e-003	1.3000e-004	2.7400e-003	2.8700e-003	0.0000	10.7735	10.7735	3.4800e-003	0.0000	10.8606

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	8.0000e-005	9.6000e-004	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2542	0.2542	1.0000e-005	1.0000e-005	0.2566
Total	1.1000e-004	8.0000e-005	9.6000e-004	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2542	0.2542	1.0000e-005	1.0000e-005	0.2566

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3.3 Site Preparation - 2022

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					5.2000e-004	0.0000	5.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3100e-003	0.1001	0.0682	1.2000e-004		2.4900e-003	2.4900e-003		2.4900e-003	2.4900e-003	0.0000	10.7735	10.7735	3.4800e-003	0.0000	10.8606
Total	3.3100e-003	0.1001	0.0682	1.2000e-004	5.2000e-004	2.4900e-003	3.0100e-003	6.0000e-005	2.4900e-003	2.5500e-003	0.0000	10.7735	10.7735	3.4800e-003	0.0000	10.8606

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	8.0000e-005	9.6000e-004	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2542	0.2542	1.0000e-005	1.0000e-005	0.2566
Total	1.1000e-004	8.0000e-005	9.6000e-004	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2542	0.2542	1.0000e-005	1.0000e-005	0.2566

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0313	0.0000	0.0313	0.0167	0.0000	0.0167	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-003	0.0849	0.0461	1.0000e-004		3.7100e-003	3.7100e-003		3.4100e-003	3.4100e-003	0.0000	9.0514	9.0514	2.9300e-003	0.0000	9.1245
Total	7.7000e-003	0.0849	0.0461	1.0000e-004	0.0313	3.7100e-003	0.0350	0.0167	3.4100e-003	0.0201	0.0000	9.0514	9.0514	2.9300e-003	0.0000	9.1245

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.2000e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3178	0.3178	1.0000e-005	1.0000e-005	0.3207
Total	1.4000e-004	1.0000e-004	1.2000e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3178	0.3178	1.0000e-005	1.0000e-005	0.3207

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.4 Grading - 2022

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					0.0141	0.0000	0.0141	7.5000e-003	0.0000	7.5000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1300e-003	0.0905	0.0607	1.0000e-004		2.4300e-003	2.4300e-003		2.4300e-003	2.4300e-003	0.0000	9.0514	9.0514	2.9300e-003	0.0000	9.1245
Total	3.1300e-003	0.0905	0.0607	1.0000e-004	0.0141	2.4300e-003	0.0165	7.5000e-003	2.4300e-003	9.9300e-003	0.0000	9.0514	9.0514	2.9300e-003	0.0000	9.1245

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.2000e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3178	0.3178	1.0000e-005	1.0000e-005	0.3207
Total	1.4000e-004	1.0000e-004	1.2000e-003	0.0000	4.0000e-004	0.0000	4.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3178	0.3178	1.0000e-005	1.0000e-005	0.3207

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1624	1.2779	1.2559	2.1900e-003		0.0614	0.0614		0.0589	0.0589	0.0000	181.7201	181.7201	0.0351	0.0000	182.5966
Total	0.1624	1.2779	1.2559	2.1900e-003		0.0614	0.0614		0.0589	0.0589	0.0000	181.7201	181.7201	0.0351	0.0000	182.5966

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	5.2400e-003	0.1369	0.0399	5.2000e-004	0.0161	1.4100e-003	0.0175	4.6500e-003	1.3500e-003	6.0000e-003	0.0000	50.4584	50.4584	1.1000e-003	7.4800e-003	52.7154
Worker	0.0149	0.0107	0.1297	3.7000e-004	0.0429	2.3000e-004	0.0431	0.0114	2.1000e-004	0.0116	0.0000	34.4767	34.4767	1.0700e-003	9.9000e-004	34.7998
Total	0.0201	0.1476	0.1696	8.9000e-004	0.0589	1.6400e-003	0.0606	0.0161	1.5600e-003	0.0176	0.0000	84.9351	84.9351	2.1700e-003	8.4700e-003	87.5152

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.5 Building Construction - 2022

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	0.0829	1.7541	1.3482	2.1900e-003		0.0716	0.0716		0.0716	0.0716	0.0000	181.7199	181.7199	0.0351	0.0000	182.5964
Total	0.0829	1.7541	1.3482	2.1900e-003		0.0716	0.0716		0.0716	0.0716	0.0000	181.7199	181.7199	0.0351	0.0000	182.5964

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	5.2400e-003	0.1369	0.0399	5.2000e-004	0.0161	1.4100e-003	0.0175	4.6500e-003	1.3500e-003	6.0000e-003	0.0000	50.4584	50.4584	1.1000e-003	7.4800e-003	52.7154
Worker	0.0149	0.0107	0.1297	3.7000e-004	0.0429	2.3000e-004	0.0431	0.0114	2.1000e-004	0.0116	0.0000	34.4767	34.4767	1.0700e-003	9.9000e-004	34.7998
Total	0.0201	0.1476	0.1696	8.9000e-004	0.0589	1.6400e-003	0.0606	0.0161	1.5600e-003	0.0176	0.0000	84.9351	84.9351	2.1700e-003	8.4700e-003	87.5152

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933
Total	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933

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	1.7200e-003	0.0716	0.0224	3.3000e-004	0.0106	4.2000e-004	0.0110	3.0600e-003	4.0000e-004	3.4600e-003	0.0000	31.7807	31.7807	6.5000e-004	4.7000e-003	33.1979
Worker	9.1200e-003	6.2500e-003	0.0791	2.4000e-004	0.0282	1.5000e-004	0.0283	7.4900e-003	1.3000e-004	7.6300e-003	0.0000	22.0780	22.0780	6.4000e-004	6.1000e-004	22.2744
Total	0.0108	0.0778	0.1015	5.7000e-004	0.0387	5.7000e-004	0.0393	0.0106	5.3000e-004	0.0111	0.0000	53.8587	53.8587	1.2900e-003	5.3100e-003	55.4723

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0545	1.1527	0.8860	1.4400e-003		0.0470	0.0470		0.0470	0.0470	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932
Total	0.0545	1.1527	0.8860	1.4400e-003		0.0470	0.0470		0.0470	0.0470	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932

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	1.7200e-003	0.0716	0.0224	3.3000e-004	0.0106	4.2000e-004	0.0110	3.0600e-003	4.0000e-004	3.4600e-003	0.0000	31.7807	31.7807	6.5000e-004	4.7000e-003	33.1979
Worker	9.1200e-003	6.2500e-003	0.0791	2.4000e-004	0.0282	1.5000e-004	0.0283	7.4900e-003	1.3000e-004	7.6300e-003	0.0000	22.0780	22.0780	6.4000e-004	6.1000e-004	22.2744
Total	0.0108	0.0778	0.1015	5.7000e-004	0.0387	5.7000e-004	0.0393	0.0106	5.3000e-004	0.0111	0.0000	53.8587	53.8587	1.2900e-003	5.3100e-003	55.4723

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.6 Paving - 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	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	1.0500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.4500e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686
Total	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.6700e-003	0.0781	0.0649	9.0000e-005		2.7900e-003	2.7900e-003		2.7900e-003	2.7900e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	1.0500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.7200e-003	0.0781	0.0649	9.0000e-005		2.7900e-003	2.7900e-003		2.7900e-003	2.7900e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686
Total	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.7 Architectural Coating - 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					
Archit. Coating	0.5159					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	0.5169	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.3300e-003	0.0000	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3749
Total	1.5000e-004	1.1000e-004	1.3300e-003	0.0000	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3749

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5159					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.7000e-004	0.0118	9.1600e-003	1.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	0.5165	0.0118	9.1600e-003	1.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.3300e-003	0.0000	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3749
Total	1.5000e-004	1.1000e-004	1.3300e-003	0.0000	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3716	0.3716	1.0000e-005	1.0000e-005	0.3749

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2429	0.2805	2.2881	4.7000e-003	0.4895	3.5100e-003	0.4930	0.1308	3.2700e-003	0.1340	0.0000	438.0296	438.0296	0.0291	0.0213	445.0880
Unmitigated	0.2452	0.2849	2.3232	4.7900e-003	0.4995	3.5700e-003	0.5031	0.1334	3.3300e-003	0.1368	0.0000	446.6993	446.6993	0.0294	0.0216	453.8622

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Research & Development	699.33	182.27	106.48	1,355,306	1,328,200
Total	699.33	182.27	106.48	1,355,306	1,328,200

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
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Research & Development	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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
Enclosed Parking with Elevator	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Parking Lot	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Research & Development	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928

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	86.2791	86.2791	0.0140	1.6900e-003	87.1322
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	86.2791	86.2791	0.0140	1.6900e-003	87.1322
Natural Gas Mitigated	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273
Natural Gas Unmitigated	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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 - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
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
Research & Development	2.35702e+006	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273
Total		0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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 - Natural Gas

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					
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
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
Research & Development	2.35702e+006	0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273
Total		0.0127	0.1155	0.0971	6.9000e-004		8.7800e-003	8.7800e-003		8.7800e-003	8.7800e-003	0.0000	125.7798	125.7798	2.4100e-003	2.3100e-003	126.5273

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	206720	19.1265	3.0900e-003	3.8000e-004	19.3156
Parking Lot	13020	1.2047	1.9000e-004	2.0000e-005	1.2166
Research & Development	712767	65.9479	0.0107	1.2900e-003	66.6000
Total		86.2791	0.0140	1.6900e-003	87.1322

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	206720	19.1265	3.0900e-003	3.8000e-004	19.3156
Parking Lot	13020	1.2047	1.9000e-004	2.0000e-005	1.2166
Research & Development	712767	65.9479	0.0107	1.2900e-003	66.6000
Total		86.2791	0.0140	1.6900e-003	87.1322

6.0 Area Detail

6.1 Mitigation Measures Area

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003
Unmitigated	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003

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	0.0516					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3795					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003
Total	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0516					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3795					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003
Total	0.4314	2.0000e-005	2.6100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.0700e-003	5.0700e-003	1.0000e-005	0.0000	5.4100e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	30.8631	1.2326	0.0294	70.4413
Unmitigated	38.5789	1.5408	0.0368	88.0516

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Research & Development	47.1682 / 0	38.5789	1.5408	0.0368	88.0516
Total		38.5789	1.5408	0.0368	88.0516

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Research & Development	37.7346 / 0	30.8631	1.2326	0.0294	70.4413
Total		30.8631	1.2326	0.0294	70.4413

8.0 Waste Detail

8.1 Mitigation Measures Waste

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.4798	0.0875	0.0000	3.6662
Unmitigated	1.4798	0.0875	0.0000	3.6662

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Research & Development	7.29	1.4798	0.0875	0.0000	3.6662
Total		1.4798	0.0875	0.0000	3.6662

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Research & Development	7.29	1.4798	0.0875	0.0000	3.6662
Total		1.4798	0.0875	0.0000	3.6662

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.14	52	335	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

388 Vintage Park Drive Project - Bay Area AQMD Air District, Annual

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (300 - 600 HP)	0.0143	0.0400	0.0365	7.0000e-005		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	6.6335	6.6335	9.3000e-004	0.0000	6.6567
Total	0.0143	0.0400	0.0365	7.0000e-005		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	6.6335	6.6335	9.3000e-004	0.0000	6.6567

11.0 Vegetation

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

**388 Vintage Park Drive Project
Bay Area AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Research & Development	95.93	1000sqft	1.40	95,931.00	0
Enclosed Parking with Elevator	95.00	Space	0.00	38,000.00	0
Parking Lot	93.00	Space	0.80	37,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	5			Operational Year	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	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 - The proposed project would include an approximately 95,931-square-foot building including a ground-level parking garage and surface parking lot.

Construction Phase - construction of the proposed project is anticipated to begin in March 2022, last approximately 17 months, and is anticipated to be fully operational late 2023.

Demolition - Approximately 180 tons of demolition waste would be generated by the proposed project.

Grading - 2.2-acre project site.

Vehicle Trips - Weekday trip rate revised based on proposed project's estimated trip generation.

Construction Off-road Equipment Mitigation - Assuming compliance with BAAQMD Basic Construction Mitigation Measures and use of Tier 2 construction equipment.

Water Mitigation - The proposed project would include low-flow indoor water fixtures.

Stationary Sources - Emergency Generators and Fire Pumps - Assuming a 250 kW diesel generator that runs an hour a week for testing.

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	3.00	10.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	220.00	290.00
tblGrading	AcresOfGrading	10.00	2.20
tblGrading	AcresOfGrading	15.00	2.20
tblLandUse	LandUseSquareFeet	95,930.00	95,931.00
tblLandUse	LotAcreage	2.20	1.40
tblLandUse	LotAcreage	0.86	0.00
tblLandUse	LotAcreage	0.84	0.80
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	335.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	52.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblVehicleTrips	WD_TR	11.26	7.29

2.0 Emissions Summary

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6657	33.2244	25.8834	0.0569	7.0365	1.4637	8.5001	3.5469	1.3742	4.9211	0.0000	5,458.9294	5,458.9294	1.1156	0.1076	5,518.8845
2023	103.4057	14.9212	16.0801	0.0351	0.6990	0.6234	1.3224	0.1897	0.5973	0.7870	0.0000	3,350.2980	3,350.2980	0.5447	0.1007	3,391.7377
Maximum	103.4057	33.2244	25.8834	0.0569	7.0365	1.4637	8.5001	3.5469	1.3742	4.9211	0.0000	5,458.9294	5,458.9294	1.1156	0.1076	5,518.8845

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.8431	39.7882	29.8631	0.0569	3.5960	1.3220	4.9180	1.7124	1.3210	3.0334	0.0000	5,458.9294	5,458.9294	1.1156	0.1076	5,518.8845
2023	103.3280	21.3437	17.2738	0.0351	0.6990	0.8276	1.5265	0.1897	0.8271	1.0167	0.0000	3,350.2980	3,350.2980	0.5447	0.1007	3,391.7377
Maximum	103.3280	39.7882	29.8631	0.0569	3.5960	1.3220	4.9180	1.7124	1.3210	3.0334	0.0000	5,458.9294	5,458.9294	1.1156	0.1076	5,518.8845

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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	1.77	-26.97	-12.33	0.00	44.48	-2.99	34.39	49.10	-8.95	29.05	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Energy	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Mobile	1.9293	1.8594	16.5446	0.0359	3.6888	0.0254	3.7142	0.9824	0.0237	1.0061		3,689.3313	3,689.3313	0.2156	0.1602	3,742.4541
Stationary	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	4.4408	2.7079	17.3016	0.0401	3.6888	0.0849	3.7737	0.9824	0.0832	1.0656		4,488.4845	4,488.4845	0.2359	0.1741	4,546.2641

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Energy	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Mobile	1.9137	1.8309	16.2779	0.0352	3.6150	0.0249	3.6399	0.9628	0.0232	0.9860		3,617.5815	3,617.5815	0.2129	0.1578	3,669.9181
Stationary	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	4.4252	2.6794	17.0349	0.0394	3.6150	0.0845	3.6995	0.9628	0.0828	1.0456		4,416.7347	4,416.7347	0.2332	0.1717	4,473.7280

	ROG	NOx	CO	SO2	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	0.35	1.05	1.54	1.75	2.00	0.53	1.97	2.00	0.52	1.88	0.00	1.60	1.60	1.16	1.38	1.60

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/7/2022	4/15/2022	5	30	
2	Site Preparation	Site Preparation	4/18/2022	4/29/2022	5	10	
3	Grading	Grading	5/2/2022	5/13/2022	5	10	
4	Building Construction	Building Construction	5/2/2022	6/9/2023	5	290	

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

5	Paving	Paving	6/12/2023	6/23/2023	5	10
6	Architectural Coating	Architectural Coating	6/26/2023	7/7/2023	5	10

Acres of Grading (Site Preparation Phase): 2.2

Acres of Grading (Grading Phase): 2.2

Acres of Paving: 0.8

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 143,897; Non-Residential Outdoor: 47,966; Striped Parking Area: 4,512 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	62.00	28.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1284	0.0000	0.1284	0.0194	0.0000	0.0194			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.1284	0.8379	0.9663	0.0194	0.7829	0.8023		2,323.4168	2,323.4168	0.5921		2,338.2191

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	2.8300e-003	0.0996	0.0218	3.8000e-004	0.0105	9.3000e-004	0.0114	2.8800e-003	8.9000e-004	3.7600e-003		41.4529	41.4529	1.3700e-003	6.5700e-003	43.4436
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	0.0378	0.0228	0.3361	9.6000e-004	0.1068	5.6000e-004	0.1074	0.0283	5.1000e-004	0.0288		97.2482	97.2482	2.6500e-003	2.4200e-003	98.0371
Total	0.0407	0.1224	0.3579	1.3400e-003	0.1173	1.4900e-003	0.1188	0.0312	1.4000e-003	0.0326		138.7011	138.7011	4.0200e-003	8.9900e-003	141.4807

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.2 Demolition - 2022

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					0.0578	0.0000	0.0578	8.7500e-003	0.0000	8.7500e-003			0.0000			0.0000
Off-Road	0.8857	21.2053	15.4154	0.0241		0.7182	0.7182		0.7182	0.7182	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	0.8857	21.2053	15.4154	0.0241	0.0578	0.7182	0.7760	8.7500e-003	0.7182	0.7269	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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	2.8300e-003	0.0996	0.0218	3.8000e-004	0.0105	9.3000e-004	0.0114	2.8800e-003	8.9000e-004	3.7600e-003		41.4529	41.4529	1.3700e-003	6.5700e-003	43.4436
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	0.0378	0.0228	0.3361	9.6000e-004	0.1068	5.6000e-004	0.1074	0.0283	5.1000e-004	0.0288		97.2482	97.2482	2.6500e-003	2.4200e-003	98.0371
Total	0.0407	0.1224	0.3579	1.3400e-003	0.1173	1.4900e-003	0.1188	0.0312	1.4000e-003	0.0326		138.7011	138.7011	4.0200e-003	8.9900e-003	141.4807

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2333	0.0000	0.2333	0.0252	0.0000	0.0252			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	1.3784	15.6673	10.0558	0.0245	0.2333	0.5952	0.8285	0.0252	0.5476	0.5728		2,375.1569	2,375.1569	0.7682		2,394.3613

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	0.0233	0.0140	0.2068	5.9000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		59.8450	59.8450	1.6300e-003	1.4900e-003	60.3305
Total	0.0233	0.0140	0.2068	5.9000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		59.8450	59.8450	1.6300e-003	1.4900e-003	60.3305

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.3 Site Preparation - 2022

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					0.1050	0.0000	0.1050	0.0113	0.0000	0.0113			0.0000			0.0000
Off-Road	0.6625	20.0179	13.6431	0.0245		0.4988	0.4988		0.4988	0.4988	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	0.6625	20.0179	13.6431	0.0245	0.1050	0.4988	0.6037	0.0113	0.4988	0.5101	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613

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	0.0233	0.0140	0.2068	5.9000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		59.8450	59.8450	1.6300e-003	1.4900e-003	60.3305
Total	0.0233	0.0140	0.2068	5.9000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		59.8450	59.8450	1.6300e-003	1.4900e-003	60.3305

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2554	0.0000	6.2554	3.3354	0.0000	3.3354			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	6.2554	0.7423	6.9977	3.3354	0.6829	4.0183		1,995.4825	1,995.4825	0.6454		2,011.6169

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	0.0291	0.0175	0.2585	7.4000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		74.8063	74.8063	2.0400e-003	1.8700e-003	75.4131
Total	0.0291	0.0175	0.2585	7.4000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		74.8063	74.8063	2.0400e-003	1.8700e-003	75.4131

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.4 Grading - 2022

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					2.8149	0.0000	2.8149	1.5009	0.0000	1.5009			0.0000			0.0000
Off-Road	0.6262	18.1050	12.1450	0.0206		0.4850	0.4850		0.4850	0.4850	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	0.6262	18.1050	12.1450	0.0206	2.8149	0.4850	3.3000	1.5009	0.4850	1.9860	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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	0.0291	0.0175	0.2585	7.4000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		74.8063	74.8063	2.0400e-003	1.8700e-003	75.4131
Total	0.0291	0.0175	0.2585	7.4000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		74.8063	74.8063	2.0400e-003	1.8700e-003	75.4131

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230

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	0.0604	1.5105	0.4486	5.9300e-003	0.1896	0.0161	0.2057	0.0546	0.0154	0.0700		635.5604	635.5604	0.0138	0.0942	663.9700
Worker	0.1804	0.1088	1.6028	4.5600e-003	0.5093	2.6600e-003	0.5120	0.1351	2.4500e-003	0.1376		463.7990	463.7990	0.0126	0.0116	467.5615
Total	0.2408	1.6192	2.0514	0.0105	0.6990	0.0188	0.7177	0.1897	0.0178	0.2075		1,099.3594	1,099.3594	0.0265	0.1057	1,131.5315

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.5 Building Construction - 2022

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	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230

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	0.0604	1.5105	0.4486	5.9300e-003	0.1896	0.0161	0.2057	0.0546	0.0154	0.0700		635.5604	635.5604	0.0138	0.0942	663.9700
Worker	0.1804	0.1088	1.6028	4.5600e-003	0.5093	2.6600e-003	0.5120	0.1351	2.4500e-003	0.1376		463.7990	463.7990	0.0126	0.0116	467.5615
Total	0.2408	1.6192	2.0514	0.0105	0.6990	0.0188	0.7177	0.1897	0.0178	0.2075		1,099.3594	1,099.3594	0.0265	0.1057	1,131.5315

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0305	1.2010	0.3835	5.6700e-003	0.1896	7.2700e-003	0.1969	0.0546	6.9500e-003	0.0616		608.8909	608.8909	0.0125	0.0900	636.0263
Worker	0.1677	0.0963	1.4821	4.4200e-003	0.5093	2.5300e-003	0.5118	0.1351	2.3300e-003	0.1374		451.8839	451.8839	0.0114	0.0107	455.3635
Total	0.1982	1.2973	1.8656	0.0101	0.6990	9.8000e-003	0.7088	0.1897	9.2800e-003	0.1990		1,060.7747	1,060.7747	0.0239	0.1007	1,091.3898

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0305	1.2010	0.3835	5.6700e-003	0.1896	7.2700e-003	0.1969	0.0546	6.9500e-003	0.0616		608.8909	608.8909	0.0125	0.0900	636.0263
Worker	0.1677	0.0963	1.4821	4.4200e-003	0.5093	2.5300e-003	0.5118	0.1351	2.3300e-003	0.1374		451.8839	451.8839	0.0114	0.0107	455.3635
Total	0.1982	1.2973	1.8656	0.0101	0.6990	9.8000e-003	0.7088	0.1897	9.2800e-003	0.1990		1,060.7747	1,060.7747	0.0239	0.1007	1,091.3898

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.6 Paving - 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0898	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7344	15.6108	12.9737	0.0179		0.5580	0.5580		0.5580	0.5580	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9440	15.6108	12.9737	0.0179		0.5580	0.5580		0.5580	0.5580	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.7 Architectural Coating - 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					
Archit. Coating	103.1816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	103.3733	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349
Total	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	103.1816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690
Total	103.2955	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690

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	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349
Total	0.0325	0.0186	0.2869	8.5000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		87.4614	87.4614	2.2100e-003	2.0700e-003	88.1349

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9137	1.8309	16.2779	0.0352	3.6150	0.0249	3.6399	0.9628	0.0232	0.9860		3,617.5815	3,617.5815	0.2129	0.1578	3,669.9181
Unmitigated	1.9293	1.8594	16.5446	0.0359	3.6888	0.0254	3.7142	0.9824	0.0237	1.0061		3,689.3313	3,689.3313	0.2156	0.1602	3,742.4541

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Research & Development	699.33	182.27	106.48	1,355,306	1,328,200
Total	699.33	182.27	106.48	1,355,306	1,328,200

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
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Research & Development	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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
Enclosed Parking with Elevator	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Parking Lot	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Research & Development	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
NaturalGas Unmitigated	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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 - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
Research & Development	6457.6	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Total		0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
Research & Development	6.4576	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Total		0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

6.0 Area Detail

6.1 Mitigation Measures Area

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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					
Mitigated	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Unmitigated	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2827					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6800e-003	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Total	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2827					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6800e-003	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Total	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

388 Vintage Park Drive Project - Bay Area AQMD Air District, Summer

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

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.14	52	335	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (300 - 600 HP)	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112

11.0 Vegetation

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

388 Vintage Park Drive Project

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Research & Development	95.93	1000sqft	1.40	95,931.00	0
Enclosed Parking with Elevator	95.00	Space	0.00	38,000.00	0
Parking Lot	93.00	Space	0.80	37,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	5			Operational Year	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	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 - The proposed project would include an approximately 95,931-square-foot building including a ground-level parking garage and surface parking lot.

Construction Phase - construction of the proposed project is anticipated to begin in March 2022, last approximately 17 months, and is anticipated to be fully operational late 2023.

Demolition - Approximately 180 tons of demolition waste would be generated by the proposed project.

Grading - 2.2-acre project site.

Vehicle Trips - Weekday trip rate revised based on proposed project's estimated trip generation.

Construction Off-road Equipment Mitigation - Assuming compliance with BAAQMD Basic Construction Mitigation Measures and use of Tier 2 construction equipment.

Water Mitigation - The proposed project would include low-flow indoor water fixtures.

Stationary Sources - Emergency Generators and Fire Pumps - Assuming a 250 kW diesel generator that runs an hour a week for testing.

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	3.00	10.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	220.00	290.00
tblGrading	AcresOfGrading	10.00	2.20
tblGrading	AcresOfGrading	15.00	2.20
tblLandUse	LandUseSquareFeet	95,930.00	95,931.00
tblLandUse	LotAcreage	2.20	1.40
tblLandUse	LotAcreage	0.86	0.00
tblLandUse	LotAcreage	0.84	0.80
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	335.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	52.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblVehicleTrips	WD_TR	11.26	7.29

2.0 Emissions Summary

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6695	33.3365	25.8131	0.0565	7.0365	1.4637	8.5002	3.5469	1.3743	4.9212	0.0000	5,420.913 4	5,420.913 4	1.1175	0.1098	5,481.565 2
2023	103.4065	15.0136	16.0306	0.0348	0.6990	0.6235	1.3224	0.1897	0.5973	0.7870	0.0000	3,319.138 6	3,319.138 6	0.5451	0.1026	3,361.166 2
Maximum	103.4065	33.3365	25.8131	0.0565	7.0365	1.4637	8.5002	3.5469	1.3743	4.9212	0.0000	5,420.913 4	5,420.913 4	1.1175	0.1098	5,481.565 2

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.8470	39.9003	29.7928	0.0565	3.5960	1.3220	4.9180	1.7124	1.3211	3.0335	0.0000	5,420.913 4	5,420.913 4	1.1175	0.1098	5,481.565 2
2023	103.3288	21.4361	17.2243	0.0348	0.6990	0.8276	1.5266	0.1897	0.8271	1.0168	0.0000	3,319.138 6	3,319.138 6	0.5451	0.1026	3,361.166 2
Maximum	103.3288	39.9003	29.7928	0.0565	3.5960	1.3220	4.9180	1.7124	1.3211	3.0335	0.0000	5,420.913 4	5,420.913 4	1.1175	0.1098	5,481.565 2

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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	1.77	-26.86	-12.36	0.00	44.48	-2.99	34.39	49.10	-8.95	29.05	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Energy	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Mobile	1.7495	2.1439	17.5751	0.0339	3.6888	0.0254	3.7142	0.9824	0.0237	1.0061		3,482.1395	3,482.1395	0.2441	0.1758	3,540.6402
Stationary	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	4.2610	2.9924	18.3321	0.0381	3.6888	0.0849	3.7737	0.9824	0.0832	1.0656		4,281.2927	4,281.2927	0.2643	0.1898	4,344.4501

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Energy	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Mobile	1.7331	2.1112	17.3182	0.0332	3.6150	0.0250	3.6399	0.9628	0.0233	0.9860		3,414.5982	3,414.5982	0.2413	0.1732	3,472.2533
Stationary	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	4.2446	2.9597	18.0753	0.0374	3.6150	0.0845	3.6995	0.9628	0.0828	1.0456		4,213.7514	4,213.7514	0.2616	0.1872	4,276.0632

	ROG	NOx	CO	SO2	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	0.38	1.09	1.40	1.73	2.00	0.53	1.97	2.00	0.50	1.88	0.00	1.58	1.58	1.05	1.37	1.57

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/7/2022	4/15/2022	5	30	
2	Site Preparation	Site Preparation	4/18/2022	4/29/2022	5	10	
3	Grading	Grading	5/2/2022	5/13/2022	5	10	
4	Building Construction	Building Construction	5/2/2022	6/9/2023	5	290	

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

5	Paving	Paving	6/12/2023	6/23/2023	5	10
6	Architectural Coating	Architectural Coating	6/26/2023	7/7/2023	5	10

Acres of Grading (Site Preparation Phase): 2.2

Acres of Grading (Grading Phase): 2.2

Acres of Paving: 0.8

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 143,897; Non-Residential Outdoor: 47,966; Striped Parking Area: 4,512 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	62.00	28.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1284	0.0000	0.1284	0.0194	0.0000	0.0194			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.1284	0.8379	0.9663	0.0194	0.7829	0.8023		2,323.4168	2,323.4168	0.5921		2,338.2191

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	2.7600e-003	0.1051	0.0222	3.8000e-004	0.0105	9.3000e-004	0.0114	2.8800e-003	8.9000e-004	3.7600e-003		41.4664	41.4664	1.3600e-003	6.5700e-003	43.4577
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	0.0386	0.0282	0.3206	8.9000e-004	0.1068	5.6000e-004	0.1074	0.0283	5.1000e-004	0.0288		90.3377	90.3377	3.0000e-003	2.7900e-003	91.2450
Total	0.0414	0.1333	0.3427	1.2700e-003	0.1173	1.4900e-003	0.1188	0.0312	1.4000e-003	0.0326		131.8041	131.8041	4.3600e-003	9.3600e-003	134.7027

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.2 Demolition - 2022

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					0.0578	0.0000	0.0578	8.7500e-003	0.0000	8.7500e-003			0.0000			0.0000
Off-Road	0.8857	21.2053	15.4154	0.0241		0.7182	0.7182		0.7182	0.7182	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	0.8857	21.2053	15.4154	0.0241	0.0578	0.7182	0.7760	8.7500e-003	0.7182	0.7269	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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	2.7600e-003	0.1051	0.0222	3.8000e-004	0.0105	9.3000e-004	0.0114	2.8800e-003	8.9000e-004	3.7600e-003		41.4664	41.4664	1.3600e-003	6.5700e-003	43.4577
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	0.0386	0.0282	0.3206	8.9000e-004	0.1068	5.6000e-004	0.1074	0.0283	5.1000e-004	0.0288		90.3377	90.3377	3.0000e-003	2.7900e-003	91.2450
Total	0.0414	0.1333	0.3427	1.2700e-003	0.1173	1.4900e-003	0.1188	0.0312	1.4000e-003	0.0326		131.8041	131.8041	4.3600e-003	9.3600e-003	134.7027

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2333	0.0000	0.2333	0.0252	0.0000	0.0252			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	1.3784	15.6673	10.0558	0.0245	0.2333	0.5952	0.8285	0.0252	0.5476	0.5728		2,375.1569	2,375.1569	0.7682		2,394.3613

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	0.0238	0.0173	0.1973	5.5000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		55.5924	55.5924	1.8500e-003	1.7200e-003	56.1508
Total	0.0238	0.0173	0.1973	5.5000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		55.5924	55.5924	1.8500e-003	1.7200e-003	56.1508

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.3 Site Preparation - 2022

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					0.1050	0.0000	0.1050	0.0113	0.0000	0.0113			0.0000			0.0000
Off-Road	0.6625	20.0179	13.6431	0.0245		0.4988	0.4988		0.4988	0.4988	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	0.6625	20.0179	13.6431	0.0245	0.1050	0.4988	0.6037	0.0113	0.4988	0.5101	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613

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	0.0238	0.0173	0.1973	5.5000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		55.5924	55.5924	1.8500e-003	1.7200e-003	56.1508
Total	0.0238	0.0173	0.1973	5.5000e-004	0.0657	3.4000e-004	0.0661	0.0174	3.2000e-004	0.0178		55.5924	55.5924	1.8500e-003	1.7200e-003	56.1508

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2554	0.0000	6.2554	3.3354	0.0000	3.3354			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	6.2554	0.7423	6.9977	3.3354	0.6829	4.0183		1,995.4825	1,995.4825	0.6454		2,011.6169

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	0.0297	0.0217	0.2466	6.8000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		69.4905	69.4905	2.3100e-003	2.1500e-003	70.1885
Total	0.0297	0.0217	0.2466	6.8000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		69.4905	69.4905	2.3100e-003	2.1500e-003	70.1885

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.4 Grading - 2022

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					2.8149	0.0000	2.8149	1.5009	0.0000	1.5009			0.0000			0.0000
Off-Road	0.6262	18.1050	12.1450	0.0206		0.4850	0.4850		0.4850	0.4850	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	0.6262	18.1050	12.1450	0.0206	2.8149	0.4850	3.3000	1.5009	0.4850	1.9860	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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	0.0297	0.0217	0.2466	6.8000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		69.4905	69.4905	2.3100e-003	2.1500e-003	70.1885
Total	0.0297	0.0217	0.2466	6.8000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		69.4905	69.4905	2.3100e-003	2.1500e-003	70.1885

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230

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	0.0598	1.5930	0.4643	5.9300e-003	0.1896	0.0161	0.2058	0.0546	0.0154	0.0700		635.8178	635.8178	0.0138	0.0943	664.2684
Worker	0.1842	0.1342	1.5288	4.2400e-003	0.5093	2.6600e-003	0.5120	0.1351	2.4500e-003	0.1376		430.8413	430.8413	0.0143	0.0133	435.1684
Total	0.2440	1.7272	1.9931	0.0102	0.6990	0.0188	0.7177	0.1897	0.0179	0.2076		1,066.6591	1,066.6591	0.0281	0.1076	1,099.4368

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.5 Building Construction - 2022

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	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230

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	0.0598	1.5930	0.4643	5.9300e-003	0.1896	0.0161	0.2058	0.0546	0.0154	0.0700		635.8178	635.8178	0.0138	0.0943	664.2684
Worker	0.1842	0.1342	1.5288	4.2400e-003	0.5093	2.6600e-003	0.5120	0.1351	2.4500e-003	0.1376		430.8413	430.8413	0.0143	0.0133	435.1684
Total	0.2440	1.7272	1.9931	0.0102	0.6990	0.0188	0.7177	0.1897	0.0179	0.2076		1,066.6591	1,066.6591	0.0281	0.1076	1,099.4368

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0294	1.2708	0.3966	5.6800e-003	0.1896	7.3000e-003	0.1969	0.0546	6.9800e-003	0.0616		609.7618	609.7618	0.0124	0.0902	636.9636
Worker	0.1720	0.1189	1.4195	4.1000e-003	0.5093	2.5300e-003	0.5118	0.1351	2.3300e-003	0.1374		419.8535	419.8535	0.0130	0.0123	423.8547
Total	0.2014	1.3897	1.8161	9.7800e-003	0.6990	9.8300e-003	0.7088	0.1897	9.3100e-003	0.1990		1,029.6153	1,029.6153	0.0253	0.1026	1,060.8183

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	0.9471	20.0464	15.4081	0.0250		0.8178	0.8178		0.8178	0.8178	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0294	1.2708	0.3966	5.6800e-003	0.1896	7.3000e-003	0.1969	0.0546	6.9800e-003	0.0616		609.7618	609.7618	0.0124	0.0902	636.9636
Worker	0.1720	0.1189	1.4195	4.1000e-003	0.5093	2.5300e-003	0.5118	0.1351	2.3300e-003	0.1374		419.8535	419.8535	0.0130	0.0123	423.8547
Total	0.2014	1.3897	1.8161	9.7800e-003	0.6990	9.8300e-003	0.7088	0.1897	9.3100e-003	0.1990		1,029.6153	1,029.6153	0.0253	0.1026	1,060.8183

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.6 Paving - 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0898	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7344	15.6108	12.9737	0.0179		0.5580	0.5580		0.5580	0.5580	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9440	15.6108	12.9737	0.0179		0.5580	0.5580		0.5580	0.5580	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.7 Architectural Coating - 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					
Archit. Coating	103.1816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	103.3733	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364
Total	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	103.1816					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690
Total	103.2955	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690

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	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364
Total	0.0333	0.0230	0.2747	7.9000e-004	0.0986	4.9000e-004	0.0991	0.0262	4.5000e-004	0.0266		81.2620	81.2620	2.5100e-003	2.3900e-003	82.0364

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7331	2.1112	17.3182	0.0332	3.6150	0.0250	3.6399	0.9628	0.0233	0.9860		3,414.598 2	3,414.598 2	0.2413	0.1732	3,472.253 3
Unmitigated	1.7495	2.1439	17.5751	0.0339	3.6888	0.0254	3.7142	0.9824	0.0237	1.0061		3,482.139 5	3,482.139 5	0.2441	0.1758	3,540.640 2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Research & Development	699.33	182.27	106.48	1,355,306	1,328,200
Total	699.33	182.27	106.48	1,355,306	1,328,200

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
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Research & Development	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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
Enclosed Parking with Elevator	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Parking Lot	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928
Research & Development	0.552821	0.058334	0.189005	0.121481	0.023262	0.005577	0.010166	0.007476	0.001000	0.000579	0.026545	0.000826	0.002928

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
NaturalGas Unmitigated	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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 - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
Research & Development	6457.6	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Total		0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

388 Vintage Park Drive Project - Bay Area AQMD Air District, 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

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
Research & Development	6.4576	0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325
Total		0.0696	0.6331	0.5318	3.8000e-003		0.0481	0.0481		0.0481	0.0481		759.7179	759.7179	0.0146	0.0139	764.2325

6.0 Area Detail

6.1 Mitigation Measures Area

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Unmitigated	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2827					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6800e-003	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Total	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2827					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6800e-003	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662
Total	2.3649	2.6000e-004	0.0290	0.0000		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0621	0.0621	1.6000e-004		0.0662

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

388 Vintage Park Drive Project - Bay Area AQMD Air District, Winter

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

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.14	52	335	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (300 - 600 HP)	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112
Total	0.0770	0.2151	0.1963	3.7000e-004		0.0113	0.0113		0.0113	0.0113		39.3732	39.3732	5.5200e-003		39.5112

11.0 Vegetation