

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Bolsa Chica Senior Living Community Project
Orange County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	207.00	Space	0.15	82,800.00	0
City Park	0.55	Acre	0.55	23,958.00	0
Congregate Care (Assisted Living)	213.00	Dwelling Unit	2.40	298,000.00	609

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site is 3.10 acres

Construction Phase - Construction is anticipated to begin Q2 2024 and end Q2 2026. Overlap of building construction and architectural coating.

Off-road Equipment - Default equipment

Trips and VMT - During peak construction, approximately 200 construction workers will be anticipated. Haul distance is 35 miles.

Demolition - Demolition of existing commercial building

Grading - Project would have 55,000 cubic yards of soil cut

Vehicle Trips - Based on a trip generation of 537 ADT

Construction Off-road Equipment Mitigation - Project would comply with SCAQMD Rule 403 and use Tier 2 construction equipment

Mobile Land Use Mitigation -

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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	18.00	260.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	8.00	25.00
tblConstructionPhase	NumDays	18.00	15.00
tblConstructionPhase	NumDays	5.00	30.00
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	213,000.00	298,000.00
tblLandUse	LotAcreage	1.86	0.15
tblLandUse	LotAcreage	13.31	2.40
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	804.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	50.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	VendorTripNumber	40.00	39.00
tblTripsAndVMT	WorkerTripNumber	198.00	200.00
tblTripsAndVMT	WorkerTripNumber	40.00	38.00

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tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	2.93	2.52
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	3.15	2.52
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	2.60	2.52

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.2224	2.5596	2.2242	7.7600e-003	0.6477	0.0847	0.7324	0.2623	0.0790	0.3413	0.0000	740.6512	740.6512	0.1154	0.0631	762.3395
2025	1.0567	1.9720	3.1053	7.2200e-003	0.3589	0.0763	0.4352	0.0960	0.0721	0.1681	0.0000	647.8306	647.8306	0.0828	0.0180	655.2757
2026	0.3498	0.5720	0.9052	2.0400e-003	0.0974	0.0227	0.1201	0.0261	0.0214	0.0475	0.0000	182.1894	182.1894	0.0252	4.5900e-003	184.1879
Maximum	1.0567	2.5596	3.1053	7.7600e-003	0.6477	0.0847	0.7324	0.2623	0.0790	0.3413	0.0000	740.6512	740.6512	0.1154	0.0631	762.3395

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.1514	3.5289	2.5410	7.7600e-003	0.4202	0.0941	0.5143	0.1529	0.0938	0.2467	0.0000	740.6509	740.6509	0.1154	0.0631	762.3392
2025	1.0138	3.5350	3.3410	7.2200e-003	0.3589	0.1296	0.4884	0.0960	0.1294	0.2255	0.0000	647.8302	647.8302	0.0828	0.0180	655.2753
2026	0.3378	1.0479	0.9761	2.0400e-003	0.0974	0.0383	0.1357	0.0261	0.0383	0.0643	0.0000	182.1893	182.1893	0.0252	4.5900e-003	184.1878
Maximum	1.0138	3.5350	3.3410	7.7600e-003	0.4202	0.1296	0.5143	0.1529	0.1294	0.2467	0.0000	740.6509	740.6509	0.1154	0.0631	762.3392

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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	7.73	-58.94	-10.00	0.00	20.60	-42.59	11.59	28.46	-51.66	3.65	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	4-1-2024	6-30-2024	0.8281	1.1144
2	7-1-2024	9-30-2024	1.2519	1.5243
3	10-1-2024	12-31-2024	0.5688	0.8882
4	1-1-2025	3-31-2025	0.5195	0.8666
5	4-1-2025	6-30-2025	0.8114	1.1972
6	7-1-2025	9-30-2025	0.8410	1.2336
7	10-1-2025	12-31-2025	0.8460	1.2386
8	1-1-2026	3-31-2026	0.8252	1.2093
9	4-1-2026	6-30-2026	0.0845	0.1549
		Highest	1.2519	1.5243

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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	2.0369	0.0805	3.5512	3.5700e-003		0.2156	0.2156		0.2156	0.2156	22.6247	47.0701	69.6947	0.0709	1.5400e-003	71.9254
Energy	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	348.6456	348.6456	0.0212	4.5900e-003	350.5435
Mobile	0.2428	0.2655	2.4874	5.8600e-003	0.6910	3.9700e-003	0.6949	0.1844	3.7000e-003	0.1881	0.0000	541.6282	541.6282	0.0330	0.0228	549.2420
Stationary	0.0330	0.1475	0.0841	1.6000e-004		4.8500e-003	4.8500e-003		4.8500e-003	4.8500e-003	0.0000	15.3081	15.3081	2.1500e-003	0.0000	15.3617
Waste						0.0000	0.0000		0.0000	0.0000	39.4635	0.0000	39.4635	2.3322	0.0000	97.7691
Water						0.0000	0.0000		0.0000	0.0000	4.4028	50.5764	54.9792	0.4565	0.0112	69.7272
Total	2.3255	0.6030	6.1693	0.0103	0.6910	0.2332	0.9242	0.1844	0.2330	0.4174	66.4909	1,003.2283	1,069.7192	2.9160	0.0401	1,154.5688

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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	1.3439	0.0651	2.2141	3.7000e-004		0.0154	0.0154		0.0154	0.0154	0.0000	49.6275	49.6275	4.3300e-003	8.4000e-004	49.9873
Energy	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	348.6456	348.6456	0.0212	4.5900e-003	350.5435
Mobile	0.2428	0.2655	2.4874	5.8600e-003	0.6910	3.9700e-003	0.6949	0.1844	3.7000e-003	0.1881	0.0000	541.6282	541.6282	0.0330	0.0228	549.2420
Stationary	0.0330	0.1475	0.0841	1.6000e-004		4.8500e-003	4.8500e-003		4.8500e-003	4.8500e-003	0.0000	15.3081	15.3081	2.1500e-003	0.0000	15.3617
Waste						0.0000	0.0000		0.0000	0.0000	39.4635	0.0000	39.4635	2.3322	0.0000	97.7691
Water						0.0000	0.0000		0.0000	0.0000	4.4028	49.4461	53.8489	0.4564	0.0112	68.5911
Total	1.6325	0.5875	4.8322	7.0900e-003	0.6910	0.0331	0.7240	0.1844	0.0328	0.2172	43.8663	1,004.6555	1,048.5217	2.8493	0.0394	1,131.4946

	ROG	NOx	CO	SO2	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	29.80	2.57	21.67	31.10	0.00	85.82	21.66	0.00	85.92	47.96	34.03	-0.14	1.98	2.29	1.80	2.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2024	5/31/2024	5	45	
2	Site Preparation	Site Preparation	6/3/2024	7/12/2024	5	30	

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3	Grading	Grading	7/15/2024	8/16/2024	5	25
4	Building Construction	Building Construction	8/19/2024	4/3/2026	5	425
5	Architectural Coating	Architectural Coating	4/7/2025	4/3/2026	5	260
6	Paving	Paving	4/6/2026	4/24/2026	5	15

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 25

Acres of Paving: 0.15

Residential Indoor: 603,450; Residential Outdoor: 201,150; Non-Residential Indoor: 35,529; Non-Residential Outdoor: 11,843; Striped Parking Area: 4,968 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56

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Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	250.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	6,875.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	200.00	39.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	35.00	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

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3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0271	0.0000	0.0271	4.1000e-003	0.0000	4.1000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0505	0.4698	0.4434	8.7000e-004		0.0216	0.0216		0.0201	0.0201	0.0000	76.4911	76.4911	0.0214	0.0000	77.0261
Total	0.0505	0.4698	0.4434	8.7000e-004	0.0271	0.0216	0.0487	4.1000e-003	0.0201	0.0242	0.0000	76.4911	76.4911	0.0214	0.0000	77.0261

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	3.6000e-004	0.0256	7.9000e-003	1.2000e-004	3.7500e-003	1.7000e-004	3.9300e-003	1.0300e-003	1.7000e-004	1.2000e-003	0.0000	12.3070	12.3070	1.2900e-003	1.9800e-003	12.9280
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	9.0000e-004	6.1000e-004	9.1400e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7200e-003	9.8000e-004	2.0000e-005	1.0000e-003	0.0000	2.7278	2.7278	6.0000e-005	6.0000e-005	2.7482
Total	1.2600e-003	0.0262	0.0170	1.5000e-004	7.4600e-003	1.9000e-004	7.6500e-003	2.0100e-003	1.9000e-004	2.2000e-003	0.0000	15.0347	15.0347	1.3500e-003	2.0400e-003	15.6761

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3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0122	0.0000	0.0122	1.8400e-003	0.0000	1.8400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0284	0.7349	0.5552	8.7000e-004		0.0206	0.0206		0.0206	0.0206	0.0000	76.4910	76.4910	0.0214	0.0000	77.0260
Total	0.0284	0.7349	0.5552	8.7000e-004	0.0122	0.0206	0.0327	1.8400e-003	0.0206	0.0224	0.0000	76.4910	76.4910	0.0214	0.0000	77.0260

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	3.6000e-004	0.0256	7.9000e-003	1.2000e-004	3.7500e-003	1.7000e-004	3.9300e-003	1.0300e-003	1.7000e-004	1.2000e-003	0.0000	12.3070	12.3070	1.2900e-003	1.9800e-003	12.9280
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	9.0000e-004	6.1000e-004	9.1400e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7200e-003	9.8000e-004	2.0000e-005	1.0000e-003	0.0000	2.7278	2.7278	6.0000e-005	6.0000e-005	2.7482
Total	1.2600e-003	0.0262	0.0170	1.5000e-004	7.4600e-003	1.9000e-004	7.6500e-003	2.0100e-003	1.9000e-004	2.2000e-003	0.0000	15.0347	15.0347	1.3500e-003	2.0400e-003	15.6761

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3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4076	0.2750	5.7000e-004		0.0184	0.0184		0.0170	0.0170	0.0000	50.1856	50.1856	0.0162	0.0000	50.5914
Total	0.0399	0.4076	0.2750	5.7000e-004	0.2949	0.0184	0.3133	0.1515	0.0170	0.1685	0.0000	50.1856	50.1856	0.0162	0.0000	50.5914

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	7.2000e-004	4.9000e-004	7.3200e-003	2.0000e-005	2.9600e-003	1.0000e-005	2.9800e-003	7.9000e-004	1.0000e-005	8.0000e-004	0.0000	2.1822	2.1822	5.0000e-005	5.0000e-005	2.1986
Total	7.2000e-004	4.9000e-004	7.3200e-003	2.0000e-005	2.9600e-003	1.0000e-005	2.9800e-003	7.9000e-004	1.0000e-005	8.0000e-004	0.0000	2.1822	2.1822	5.0000e-005	5.0000e-005	2.1986

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3.3 Site Preparation - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1327	0.0000	0.1327	0.0682	0.0000	0.0682	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0181	0.5058	0.3444	5.7000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	50.1855	50.1855	0.0162	0.0000	50.5913
Total	0.0181	0.5058	0.3444	5.7000e-004	0.1327	0.0142	0.1469	0.0682	0.0142	0.0824	0.0000	50.1855	50.1855	0.0162	0.0000	50.5913

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	7.2000e-004	4.9000e-004	7.3200e-003	2.0000e-005	2.9600e-003	1.0000e-005	2.9800e-003	7.9000e-004	1.0000e-005	8.0000e-004	0.0000	2.1822	2.1822	5.0000e-005	5.0000e-005	2.1986
Total	7.2000e-004	4.9000e-004	7.3200e-003	2.0000e-005	2.9600e-003	1.0000e-005	2.9800e-003	7.9000e-004	1.0000e-005	8.0000e-004	0.0000	2.1822	2.1822	5.0000e-005	5.0000e-005	2.1986

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0916	0.0000	0.0916	0.0433	0.0000	0.0433	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0208	0.2129	0.1845	3.7000e-004		9.0600e-003	9.0600e-003		8.3300e-003	8.3300e-003	0.0000	32.5799	32.5799	0.0105	0.0000	32.8433
Total	0.0208	0.2129	0.1845	3.7000e-004	0.0916	9.0600e-003	0.1007	0.0433	8.3300e-003	0.0516	0.0000	32.5799	32.5799	0.0105	0.0000	32.8433

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	9.7700e-003	0.7035	0.2173	3.2600e-003	0.1032	4.7900e-003	0.1080	0.0283	4.5900e-003	0.0329	0.0000	338.4412	338.4412	0.0354	0.0543	355.5187
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	5.0000e-004	3.4000e-004	5.0800e-003	2.0000e-005	2.0600e-003	1.0000e-005	2.0700e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.5154	1.5154	3.0000e-005	4.0000e-005	1.5268
Total	0.0103	0.7038	0.2224	3.2800e-003	0.1053	4.8000e-003	0.1101	0.0289	4.6000e-003	0.0335	0.0000	339.9566	339.9566	0.0355	0.0544	357.0455

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0412	0.0000	0.0412	0.0195	0.0000	0.0195	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0126	0.3285	0.2374	3.7000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003	0.0000	32.5799	32.5799	0.0105	0.0000	32.8433
Total	0.0126	0.3285	0.2374	3.7000e-004	0.0412	9.6600e-003	0.0509	0.0195	9.6600e-003	0.0291	0.0000	32.5799	32.5799	0.0105	0.0000	32.8433

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	9.7700e-003	0.7035	0.2173	3.2600e-003	0.1032	4.7900e-003	0.1080	0.0283	4.5900e-003	0.0329	0.0000	338.4412	338.4412	0.0354	0.0543	355.5187
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	5.0000e-004	3.4000e-004	5.0800e-003	2.0000e-005	2.0600e-003	1.0000e-005	2.0700e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.5154	1.5154	3.0000e-005	4.0000e-005	1.5268
Total	0.0103	0.7038	0.2224	3.2800e-003	0.1053	4.8000e-003	0.1101	0.0289	4.6000e-003	0.0335	0.0000	339.9566	339.9566	0.0355	0.0544	357.0455

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0714	0.6520	0.7841	1.3100e-003		0.0298	0.0298		0.0280	0.0280	0.0000	112.4468	112.4468	0.0266	0.0000	113.1116
Total	0.0714	0.6520	0.7841	1.3100e-003		0.0298	0.0298		0.0280	0.0280	0.0000	112.4468	112.4468	0.0266	0.0000	113.1116

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	1.8500e-003	0.0692	0.0277	3.3000e-004	0.0119	3.6000e-004	0.0123	3.4400e-003	3.4000e-004	3.7800e-003	0.0000	33.3767	33.3767	2.0300e-003	4.8100e-003	34.8618
Worker	0.0258	0.0176	0.2628	8.5000e-004	0.1065	5.3000e-004	0.1070	0.0283	4.8000e-004	0.0288	0.0000	78.3976	78.3976	1.7100e-003	1.8300e-003	78.9851
Total	0.0276	0.0868	0.2905	1.1800e-003	0.1184	8.9000e-004	0.1193	0.0317	8.2000e-004	0.0325	0.0000	111.7743	111.7743	3.7400e-003	6.6400e-003	113.8469

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3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0524	1.1424	0.8669	1.3100e-003		0.0438	0.0438		0.0438	0.0438	0.0000	112.4467	112.4467	0.0266	0.0000	113.1114
Total	0.0524	1.1424	0.8669	1.3100e-003		0.0438	0.0438		0.0438	0.0438	0.0000	112.4467	112.4467	0.0266	0.0000	113.1114

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	1.8500e-003	0.0692	0.0277	3.3000e-004	0.0119	3.6000e-004	0.0123	3.4400e-003	3.4000e-004	3.7800e-003	0.0000	33.3767	33.3767	2.0300e-003	4.8100e-003	34.8618
Worker	0.0258	0.0176	0.2628	8.5000e-004	0.1065	5.3000e-004	0.1070	0.0283	4.8000e-004	0.0288	0.0000	78.3976	78.3976	1.7100e-003	1.8300e-003	78.9851
Total	0.0276	0.0868	0.2905	1.1800e-003	0.1184	8.9000e-004	0.1193	0.0317	8.2000e-004	0.0325	0.0000	111.7743	111.7743	3.7400e-003	6.6400e-003	113.8469

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9000e-003	0.1854	0.0742	8.8000e-004	0.0321	9.7000e-004	0.0330	9.2500e-003	9.2000e-004	0.0102	0.0000	88.1274	88.1274	5.5400e-003	0.0128	92.0687
Worker	0.0655	0.0428	0.6642	2.2200e-003	0.2865	1.3500e-003	0.2879	0.0761	1.2400e-003	0.0773	0.0000	203.7789	203.7789	4.1900e-003	4.6300e-003	205.2621
Total	0.0704	0.2282	0.7383	3.1000e-003	0.3186	2.3200e-003	0.3209	0.0853	2.1600e-003	0.0875	0.0000	291.9062	291.9062	9.7300e-003	0.0174	297.3307

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1411	3.0739	2.3325	3.5200e-003		0.1179	0.1179		0.1179	0.1179	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1411	3.0739	2.3325	3.5200e-003		0.1179	0.1179		0.1179	0.1179	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9000e-003	0.1854	0.0742	8.8000e-004	0.0321	9.7000e-004	0.0330	9.2500e-003	9.2000e-004	0.0102	0.0000	88.1274	88.1274	5.5400e-003	0.0128	92.0687
Worker	0.0655	0.0428	0.6642	2.2200e-003	0.2865	1.3500e-003	0.2879	0.0761	1.2400e-003	0.0773	0.0000	203.7789	203.7789	4.1900e-003	4.6300e-003	205.2621
Total	0.0704	0.2282	0.7383	3.1000e-003	0.3186	2.3200e-003	0.3209	0.0853	2.1600e-003	0.0875	0.0000	291.9062	291.9062	9.7300e-003	0.0174	297.3307

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0458	0.4177	0.5388	9.0000e-004		0.0177	0.0177		0.0166	0.0166	0.0000	77.6930	77.6930	0.0183	0.0000	78.1496
Total	0.0458	0.4177	0.5388	9.0000e-004		0.0177	0.0177		0.0166	0.0166	0.0000	77.6930	77.6930	0.0183	0.0000	78.1496

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	1.2400e-003	0.0472	0.0190	2.2000e-004	8.2300e-003	2.5000e-004	8.4800e-003	2.3700e-003	2.4000e-004	2.6100e-003	0.0000	22.1895	22.1895	1.4400e-003	3.2300e-003	23.1867
Worker	0.0160	0.0101	0.1612	5.5000e-004	0.0736	3.3000e-004	0.0739	0.0195	3.0000e-004	0.0198	0.0000	50.7015	50.7015	9.8000e-004	1.1300e-003	51.0615
Total	0.0172	0.0573	0.1802	7.7000e-004	0.0818	5.8000e-004	0.0824	0.0219	5.4000e-004	0.0225	0.0000	72.8909	72.8909	2.4200e-003	4.3600e-003	74.2482

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

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	0.0362	0.7891	0.5988	9.0000e-004		0.0303	0.0303		0.0303	0.0303	0.0000	77.6929	77.6929	0.0183	0.0000	78.1495
Total	0.0362	0.7891	0.5988	9.0000e-004		0.0303	0.0303		0.0303	0.0303	0.0000	77.6929	77.6929	0.0183	0.0000	78.1495

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	1.2400e-003	0.0472	0.0190	2.2000e-004	8.2300e-003	2.5000e-004	8.4800e-003	2.3700e-003	2.4000e-004	2.6100e-003	0.0000	22.1895	22.1895	1.4400e-003	3.2300e-003	23.1867
Worker	0.0160	0.0101	0.1612	5.5000e-004	0.0736	3.3000e-004	0.0739	0.0195	3.0000e-004	0.0198	0.0000	50.7015	50.7015	9.8000e-004	1.1300e-003	51.0615
Total	0.0172	0.0573	0.1802	7.7000e-004	0.0818	5.8000e-004	0.0824	0.0219	5.4000e-004	0.0225	0.0000	72.8909	72.8909	2.4200e-003	4.3600e-003	74.2482

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7821					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0165	0.1105	0.1746	2.9000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725
Total	0.7986	0.1105	0.1746	2.9000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725

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	9.2000e-003	6.0100e-003	0.0933	3.1000e-004	0.0403	1.9000e-004	0.0405	0.0107	1.7000e-004	0.0109	0.0000	28.6305	28.6305	5.9000e-004	6.5000e-004	28.8389
Total	9.2000e-003	6.0100e-003	0.0933	3.1000e-004	0.0403	1.9000e-004	0.0405	0.0107	1.7000e-004	0.0109	0.0000	28.6305	28.6305	5.9000e-004	6.5000e-004	28.8389

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3.6 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7821					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0110	0.2270	0.1768	2.9000e-004		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725
Total	0.7931	0.2270	0.1768	2.9000e-004		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725

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	9.2000e-003	6.0100e-003	0.0933	3.1000e-004	0.0403	1.9000e-004	0.0405	0.0107	1.7000e-004	0.0109	0.0000	28.6305	28.6305	5.9000e-004	6.5000e-004	28.8389
Total	9.2000e-003	6.0100e-003	0.0933	3.1000e-004	0.0403	1.9000e-004	0.0405	0.0107	1.7000e-004	0.0109	0.0000	28.6305	28.6305	5.9000e-004	6.5000e-004	28.8389

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2715					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.7200e-003	0.0384	0.0606	1.0000e-004		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	8.5534	8.5534	4.7000e-004	0.0000	8.5651
Total	0.2772	0.0384	0.0606	1.0000e-004		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	8.5534	8.5534	4.7000e-004	0.0000	8.5651

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0300e-003	1.9100e-003	0.0306	1.1000e-004	0.0140	6.0000e-005	0.0140	3.7100e-003	6.0000e-005	3.7700e-003	0.0000	9.6333	9.6333	1.9000e-004	2.1000e-004	9.7017
Total	3.0300e-003	1.9100e-003	0.0306	1.1000e-004	0.0140	6.0000e-005	0.0140	3.7100e-003	6.0000e-005	3.7700e-003	0.0000	9.6333	9.6333	1.9000e-004	2.1000e-004	9.7017

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3.6 Architectural Coating - 2026

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	0.2715					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8200e-003	0.0788	0.0614	1.0000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	8.5534	8.5534	4.7000e-004	0.0000	8.5651
Total	0.2753	0.0788	0.0614	1.0000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	8.5534	8.5534	4.7000e-004	0.0000	8.5651

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0300e-003	1.9100e-003	0.0306	1.1000e-004	0.0140	6.0000e-005	0.0140	3.7100e-003	6.0000e-005	3.7700e-003	0.0000	9.6333	9.6333	1.9000e-004	2.1000e-004	9.7017
Total	3.0300e-003	1.9100e-003	0.0306	1.1000e-004	0.0140	6.0000e-005	0.0140	3.7100e-003	6.0000e-005	3.7700e-003	0.0000	9.6333	9.6333	1.9000e-004	2.1000e-004	9.7017

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1500e-003	0.0565	0.0913	1.4000e-004		2.6400e-003	2.6400e-003		2.4400e-003	2.4400e-003	0.0000	12.2837	12.2837	3.8600e-003	0.0000	12.3802
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.1500e-003	0.0565	0.0913	1.4000e-004		2.6400e-003	2.6400e-003		2.4400e-003	2.4400e-003	0.0000	12.2837	12.2837	3.8600e-003	0.0000	12.3802

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.2000e-004	3.6100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.4000e-004	0.0000	1.1351	1.1351	2.0000e-005	3.0000e-005	1.1432
Total	3.6000e-004	2.2000e-004	3.6100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.4000e-004	0.0000	1.1351	1.1351	2.0000e-005	3.0000e-005	1.1432

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3.7 Paving - 2026

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	5.6400e-003	0.1206	0.1015	1.4000e-004		4.2000e-003	4.2000e-003		4.2000e-003	4.2000e-003	0.0000	12.2837	12.2837	3.8600e-003	0.0000	12.3802
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.6400e-003	0.1206	0.1015	1.4000e-004		4.2000e-003	4.2000e-003		4.2000e-003	4.2000e-003	0.0000	12.2837	12.2837	3.8600e-003	0.0000	12.3802

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.2000e-004	3.6100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.4000e-004	0.0000	1.1351	1.1351	2.0000e-005	3.0000e-005	1.1432
Total	3.6000e-004	2.2000e-004	3.6100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.4000e-004	0.0000	1.1351	1.1351	2.0000e-005	3.0000e-005	1.1432

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2428	0.2655	2.4874	5.8600e-003	0.6910	3.9700e-003	0.6949	0.1844	3.7000e-003	0.1881	0.0000	541.6282	541.6282	0.0330	0.0228	549.2420
Unmitigated	0.2428	0.2655	2.4874	5.8600e-003	0.6910	3.9700e-003	0.6949	0.1844	3.7000e-003	0.1881	0.0000	541.6282	541.6282	0.0330	0.0228	549.2420

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Congregate Care (Assisted Living)	536.76	536.76	536.76	1,834,190	1,834,190
Enclosed Parking Structure	0.00	0.00	0.00		
Total	536.76	536.76	536.76	1,834,190	1,834,190

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Congregate Care (Assisted Living)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Enclosed Parking Structure	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	221.9135	221.9135	0.0187	2.2700e-003	223.0583
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	221.9135	221.9135	0.0187	2.2700e-003	223.0583
NaturalGas Mitigated	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852
NaturalGas Unmitigated	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852

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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					
City Park	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
Congregate Care (Assisted Living)	2.37487e+006	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852
Enclosed Parking Structure	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
Total		0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
City Park	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
Congregate Care (Assisted Living)	2.37487e+006	0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852
Enclosed Parking Structure	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
Total		0.0128	0.1094	0.0466	7.0000e-004		8.8500e-003	8.8500e-003		8.8500e-003	8.8500e-003	0.0000	126.7321	126.7321	2.4300e-003	2.3200e-003	127.4852

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Congregate Care (Assisted Living)	816606	144.8214	0.0122	1.4800e-003	145.5685
Enclosed Parking Structure	434700	77.0921	6.5100e-003	7.9000e-004	77.4898
Total		221.9135	0.0187	2.2700e-003	223.0583

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Congregate Care (Assisted Living)	816606	144.8214	0.0122	1.4800e-003	145.5685
Enclosed Parking Structure	434700	77.0921	6.5100e-003	7.9000e-004	77.4898
Total		221.9135	0.0187	2.2700e-003	223.0583

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

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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
Category	tons/yr										MT/yr					
Mitigated	1.3439	0.0651	2.2141	3.7000e-004		0.0154	0.0154		0.0154	0.0154	0.0000	49.6275	49.6275	4.3300e-003	8.4000e-004	49.9873
Unmitigated	2.0369	0.0805	3.5512	3.5700e-003		0.2156	0.2156		0.2156	0.2156	22.6247	47.0701	69.6947	0.0709	1.5400e-003	71.9254

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	0.1054					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1678					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.6977	0.0552	1.3540	3.4500e-003		0.2034	0.2034		0.2034	0.2034	22.6247	43.4768	66.1015	0.0675	1.5400e-003	68.2459
Landscaping	0.0661	0.0253	2.1972	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5933	3.5933	3.4500e-003	0.0000	3.6795
Total	2.0369	0.0805	3.5512	3.5700e-003		0.2156	0.2156		0.2156	0.2156	22.6247	47.0701	69.6947	0.0709	1.5400e-003	71.9254

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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	0.1054					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1678					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.6500e-003	0.0398	0.0169	2.5000e-004		3.2100e-003	3.2100e-003		3.2100e-003	3.2100e-003	0.0000	46.0343	46.0343	8.8000e-004	8.4000e-004	46.3079
Landscaping	0.0661	0.0253	2.1972	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5933	3.5933	3.4500e-003	0.0000	3.6795
Total	1.3439	0.0651	2.2141	3.7000e-004		0.0154	0.0154		0.0154	0.0154	0.0000	49.6275	49.6275	4.3300e-003	8.4000e-004	49.9873

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	53.8489	0.4564	0.0112	68.5911
Unmitigated	54.9792	0.4565	0.0112	69.7272

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.655315	1.2912	1.1000e-004	1.0000e-005	1.2978
Congregate Care (Assisted Living)	13.8778 / 8.74905	53.6880	0.4564	0.0112	68.4294
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		54.9792	0.4565	0.0112	69.7272

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.615341	1.2124	1.0000e-004	1.0000e-005	1.2187
Congregate Care (Assisted Living)	13.8778 / 8.21536	52.6365	0.4563	0.0112	67.3724
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		53.8489	0.4564	0.0112	68.5911

8.0 Waste Detail

8.1 Mitigation Measures Waste

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	39.4635	2.3322	0.0000	97.7691
Unmitigated	39.4635	2.3322	0.0000	97.7691

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.05	0.0102	6.0000e-004	0.0000	0.0252
Congregate Care (Assisted Living)	194.36	39.4533	2.3316	0.0000	97.7439
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		39.4635	2.3322	0.0000	97.7691

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.05	0.0102	6.0000e-004	0.0000	0.0252
Congregate Care (Assisted Living)	194.36	39.4533	2.3316	0.0000	97.7439
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		39.4635	2.3322	0.0000	97.7691

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	50	804	0.73	Diesel

Boilers

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

Bolsa Chica Senior Living Community Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	0.0330	0.1475	0.0841	1.6000e-004		4.8500e-003	4.8500e-003		4.8500e-003	4.8500e-003	0.0000	15.3081	15.3081	2.1500e-003	0.0000	15.3617
Total	0.0330	0.1475	0.0841	1.6000e-004		4.8500e-003	4.8500e-003		4.8500e-003	4.8500e-003	0.0000	15.3081	15.3081	2.1500e-003	0.0000	15.3617

11.0 Vegetation

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Bolsa Chica Senior Living Community Project
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	207.00	Space	0.15	82,800.00	0
City Park	0.55	Acre	0.55	23,958.00	0
Congregate Care (Assisted Living)	213.00	Dwelling Unit	2.40	298,000.00	609

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	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 - Total project site is 3.10 acres

Construction Phase - Construction is anticipated to begin Q2 2024 and end Q2 2026. Overlap of building construction and architectural coating.

Off-road Equipment - Default equipment

Trips and VMT - During peak construction, approximately 200 construction workers will be anticipated. Haul distance is 35 miles.

Demolition - Demolition of existing commercial building

Grading - Project would have 55,000 cubic yards of soil cut

Vehicle Trips - Based on a trip generation of 537 ADT

Construction Off-road Equipment Mitigation - Project would comply with SCAQMD Rule 403 and use Tier 2 construction equipment

Mobile Land Use Mitigation -

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	18.00	260.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	8.00	25.00
tblConstructionPhase	NumDays	18.00	15.00
tblConstructionPhase	NumDays	5.00	30.00
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	213,000.00	298,000.00
tblLandUse	LotAcreage	1.86	0.15
tblLandUse	LotAcreage	13.31	2.40
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	804.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	50.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	VendorTripNumber	40.00	39.00
tblTripsAndVMT	WorkerTripNumber	198.00	200.00
tblTripsAndVMT	WorkerTripNumber	40.00	38.00

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	2.93	2.52
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	3.15	2.52
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	2.60	2.52

2.0 Emissions Summary

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
2024	2.7085	70.4724	32.5240	0.2920	19.8582	1.2303	21.0885	10.1558	1.1319	11.2877	0.0000	32,850.22 77	32,850.22 77	4.0564	4.7932	34,380.01 10
2025	10.2758	15.3200	24.8025	0.0577	2.9096	0.5988	3.5084	0.7773	0.5662	1.3434	0.0000	5,703.974 6	5,703.974 6	0.7042	0.1508	5,766.511 4
2026	10.2443	15.2806	24.4538	0.0569	2.9096	0.5982	3.5078	0.7773	0.5656	1.3429	0.0000	5,624.308 3	5,624.308 3	0.7012	0.1469	5,685.614 3
Maximum	10.2758	70.4724	32.5240	0.2920	19.8582	1.2303	21.0885	10.1558	1.1319	11.2877	0.0000	32,850.22 77	32,850.22 77	4.0564	4.7932	34,380.01 10

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	1.8449	79.7205	36.7552	0.2920	11.8550	1.1565	13.0115	4.5995	1.1398	5.5465	0.0000	32,850.22 77	32,850.22 77	4.0564	4.7932	34,380.01 10
2025	9.9323	27.6116	26.6149	0.0577	2.9096	1.0183	3.9280	0.7773	1.0170	1.7943	0.0000	5,703.974 6	5,703.974 6	0.7042	0.1508	5,766.511 4
2026	9.9008	27.5722	26.2662	0.0569	2.9096	1.0177	3.9274	0.7773	1.0165	1.7938	0.0000	5,624.308 3	5,624.308 3	0.7012	0.1469	5,685.614 3
Maximum	9.9323	79.7205	36.7552	0.2920	11.8550	1.1565	13.0115	4.5995	1.1398	5.5465	0.0000	32,850.22 77	32,850.22 77	4.0564	4.7932	34,380.01 10

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	6.68	-33.47	-9.61	0.00	31.17	-31.53	25.75	47.45	-40.19	34.63	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	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037
Energy	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Mobile	1.3732	1.3401	13.7137	0.0332	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,377.2291	3,377.2291	0.1954	0.1319	3,421.4239
Stationary	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	64.9469	7.3875	140.3386	0.3151	3.8650	16.4657	20.3307	1.0302	16.4642	17.4944	1,995.1536	8,102.8814	10,098.0350	6.2037	0.2814	10,336.9728

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.2165	4,091.2165	0.1082	0.0744	4,116.1007
Energy	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Mobile	1.3732	1.3401	13.7137	0.0332	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,377.2291	3,377.2291	0.1954	0.1319	3,421.4239
Stationary	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	9.5054	6.1481	33.3703	0.0591	3.8650	0.4521	4.3171	1.0302	0.4506	1.4808	0.0000	8,328.4108	8,328.4108	0.3315	0.2204	8,402.3698

	ROG	NOx	CO	SO2	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	85.36	16.78	76.22	81.25	0.00	97.25	78.77	0.00	97.26	91.54	100.00	-2.78	17.52	94.66	21.68	18.72

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	4/1/2024	5/31/2024	5	45	
2	Site Preparation	Site Preparation	6/3/2024	7/12/2024	5	30	
3	Grading	Grading	7/15/2024	8/16/2024	5	25	
4	Building Construction	Building Construction	8/19/2024	4/3/2026	5	425	

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5	Architectural Coating	Architectural Coating	4/7/2025	4/3/2026	5	260
6	Paving	Paving	4/6/2026	4/24/2026	5	15

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 25

Acres of Paving: 0.15

Residential Indoor: 603,450; Residential Outdoor: 201,150; Non-Residential Indoor: 35,529; Non-Residential Outdoor: 11,843; Striped Parking Area: 4,968 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	250.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	6,875.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	200.00	39.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	35.00	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

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2031	0.0000	1.2031	0.1822	0.0000	0.1822			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345
Total	2.2437	20.8781	19.7073	0.0388	1.2031	0.9602	2.1633	0.1822	0.8922	1.0744		3,747.4228	3,747.4228	1.0485		3,773.6345

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	0.0161	1.0791	0.3503	5.2700e-003	0.1695	7.7400e-003	0.1772	0.0464	7.4100e-003	0.0538		602.8022	602.8022	0.0631	0.0968	633.2188
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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.0558	1.1034	0.7765	6.6400e-003	0.3371	8.5500e-003	0.3457	0.0909	8.1600e-003	0.0990		741.2650	741.2650	0.0660	0.0997	772.6138

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5414	0.0000	0.5414	0.0820	0.0000	0.0820			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345
Total	1.2617	32.6638	24.6739	0.0388	0.5414	0.9135	1.4549	0.0820	0.9135	0.9955	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345

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	0.0161	1.0791	0.3503	5.2700e-003	0.1695	7.7400e-003	0.1772	0.0464	7.4100e-003	0.0538		602.8022	602.8022	0.0631	0.0968	633.2188
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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.0558	1.1034	0.7765	6.6400e-003	0.3371	8.5500e-003	0.3457	0.0909	8.1600e-003	0.0990		741.2650	741.2650	0.0660	0.0997	772.6138

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310		3,688.010 0	3,688.010 0	1.1928		3,717.829 4
Total	2.6609	27.1760	18.3356	0.0381	19.6570	1.2294	20.8864	10.1025	1.1310	11.2335		3,688.010 0	3,688.010 0	1.1928		3,717.829 4

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	0.0476	0.0291	0.5115	1.6400e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		166.1553	166.1553	3.4200e-003	3.4700e-003	167.2740
Total	0.0476	0.0291	0.5115	1.6400e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		166.1553	166.1553	3.4200e-003	3.4700e-003	167.2740

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.8457	0.0000	8.8457	4.5461	0.0000	4.5461			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0381		0.9462	0.9462		0.9462	0.9462	0.0000	3,688.010 0	3,688.010 0	1.1928		3,717.829 4
Total	1.2097	33.7214	22.9600	0.0381	8.8457	0.9462	9.7918	4.5461	0.9462	5.4923	0.0000	3,688.010 0	3,688.010 0	1.1928		3,717.829 4

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	0.0476	0.0291	0.5115	1.6400e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		166.1553	166.1553	3.4200e-003	3.4700e-003	167.2740
Total	0.0476	0.0291	0.5115	1.6400e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		166.1553	166.1553	3.4200e-003	3.4700e-003	167.2740

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.3314	0.0000	7.3314	3.4624	0.0000	3.4624			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665		2,873.054 1	2,873.054 1	0.9292		2,896.284 2
Total	1.6617	17.0310	14.7594	0.0297	7.3314	0.7244	8.0558	3.4624	0.6665	4.1289		2,873.054 1	2,873.054 1	0.9292		2,896.284 2

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	0.7958	53.4171	17.3384	0.2610	8.3882	0.3832	8.7714	2.2967	0.3666	2.6632		29,838.71 09	29,838.71 09	3.1243	4.7903	31,344.33 19
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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.8355	53.4414	17.7646	0.2623	8.5559	0.3840	8.9399	2.3411	0.3673	2.7084		29,977.17 37	29,977.17 37	3.1272	4.7932	31,483.72 69

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2991	0.0000	3.2991	1.5581	0.0000	1.5581			0.0000			0.0000
Off-Road	1.0093	26.2791	18.9906	0.0297		0.7725	0.7725		0.7725	0.7725	0.0000	2,873.054 1	2,873.054 1	0.9292		2,896.284 2
Total	1.0093	26.2791	18.9906	0.0297	3.2991	0.7725	4.0716	1.5581	0.7725	2.3306	0.0000	2,873.054 1	2,873.054 1	0.9292		2,896.284 2

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	0.7958	53.4171	17.3384	0.2610	8.3882	0.3832	8.7714	2.2967	0.3666	2.6632		29,838.71 09	29,838.71 09	3.1243	4.7903	31,344.33 19
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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.8355	53.4414	17.7646	0.2623	8.5559	0.3840	8.9399	2.3411	0.3673	2.7084		29,977.17 37	29,977.17 37	3.1272	4.7932	31,483.72 69

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

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	0.0388	1.3628	0.5625	6.8900e-003	0.2494	7.3400e-003	0.2567	0.0718	7.0200e-003	0.0788		758.1068	758.1068	0.0463	0.1092	791.8169
Worker	0.5292	0.3236	5.6832	0.0183	2.2355	0.0108	2.2464	0.5929	9.9600e-003	0.6028		1,846.1698	1,846.1698	0.0380	0.0385	1,858.5998
Total	0.5680	1.6863	6.2457	0.0252	2.4849	0.0182	2.5031	0.6646	0.0170	0.6816		2,604.2767	2,604.2767	0.0843	0.1478	2,650.4167

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

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	0.0388	1.3628	0.5625	6.8900e-003	0.2494	7.3400e-003	0.2567	0.0718	7.0200e-003	0.0788		758.1068	758.1068	0.0463	0.1092	791.8169
Worker	0.5292	0.3236	5.6832	0.0183	2.2355	0.0108	2.2464	0.5929	9.9600e-003	0.6028		1,846.1698	1,846.1698	0.0380	0.0385	1,858.5998
Total	0.5680	1.6863	6.2457	0.0252	2.4849	0.0182	2.5031	0.6646	0.0170	0.6816		2,604.2767	2,604.2767	0.0843	0.1478	2,650.4167

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0382	1.3561	0.5602	6.7500e-003	0.2494	7.3800e-003	0.2567	0.0718	7.0600e-003	0.0788		743.9143	743.9143	0.0469	0.1077	777.1649
Worker	0.4995	0.2931	5.3348	0.0176	2.2355	0.0103	2.2459	0.5929	9.5200e-003	0.6024		1,783.309 2	1,783.309 2	0.0345	0.0362	1,794.971 9
Total	0.5378	1.6491	5.8951	0.0244	2.4849	0.0177	2.5026	0.6646	0.0166	0.6812		2,527.223 5	2,527.223 5	0.0814	0.1439	2,572.136 8

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0382	1.3561	0.5602	6.7500e-003	0.2494	7.3800e-003	0.2567	0.0718	7.0600e-003	0.0788		743.9143	743.9143	0.0469	0.1077	777.1649
Worker	0.4995	0.2931	5.3348	0.0176	2.2355	0.0103	2.2459	0.5929	9.5200e-003	0.6024		1,783.309 2	1,783.309 2	0.0345	0.0362	1,794.971 9
Total	0.5378	1.6491	5.8951	0.0244	2.4849	0.0177	2.5026	0.6646	0.0166	0.6812		2,527.223 5	2,527.223 5	0.0814	0.1439	2,572.136 8

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0377	1.3463	0.5584	6.6100e-003	0.2494	7.3800e-003	0.2567	0.0718	7.0600e-003	0.0788		729.6590	729.6590	0.0474	0.1060	762.4315
Worker	0.4736	0.2681	5.0433	0.0171	2.2355	9.8400e-003	2.2454	0.5929	9.0500e-003	0.6019		1,728.341 9	1,728.341 9	0.0315	0.0344	1,739.372 2
Total	0.5112	1.6145	5.6017	0.0237	2.4849	0.0172	2.5021	0.6646	0.0161	0.6808		2,458.000 9	2,458.000 9	0.0789	0.1404	2,501.803 7

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0377	1.3463	0.5584	6.6100e-003	0.2494	7.3800e-003	0.2567	0.0718	7.0600e-003	0.0788		729.6590	729.6590	0.0474	0.1060	762.4315
Worker	0.4736	0.2681	5.0433	0.0171	2.2355	9.8400e-003	2.2454	0.5929	9.0500e-003	0.6019		1,728.341 9	1,728.341 9	0.0315	0.0344	1,739.372 2
Total	0.5112	1.6145	5.6017	0.0237	2.4849	0.0172	2.5021	0.6646	0.0161	0.6808		2,458.000 9	2,458.000 9	0.0789	0.1404	2,501.803 7

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	8.2757	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0949	0.0557	1.0136	3.3500e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		338.8287	338.8287	6.5600e-003	6.8900e-003	341.0447
Total	0.0949	0.0557	1.0136	3.3500e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		338.8287	338.8287	6.5600e-003	6.8900e-003	341.0447

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					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	0.0154		281.8319
Total	8.2187	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0949	0.0557	1.0136	3.3500e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		338.8287	338.8287	6.5600e-003	6.8900e-003	341.0447
Total	0.0949	0.0557	1.0136	3.3500e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		338.8287	338.8287	6.5600e-003	6.8900e-003	341.0447

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	8.2757	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0900	0.0509	0.9582	3.2500e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		328.3850	328.3850	5.9900e-003	6.5300e-003	330.4807
Total	0.0900	0.0509	0.9582	3.2500e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		328.3850	328.3850	5.9900e-003	6.5300e-003	330.4807

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2026

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	8.1048					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	0.0154		281.8319
Total	8.2187	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0900	0.0509	0.9582	3.2500e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		328.3850	328.3850	5.9900e-003	6.5300e-003	330.4807
Total	0.0900	0.0509	0.9582	3.2500e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		328.3850	328.3850	5.9900e-003	6.5300e-003	330.4807

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741

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	0.0474	0.0268	0.5043	1.7100e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		172.8342	172.8342	3.1500e-003	3.4400e-003	173.9372
Total	0.0474	0.0268	0.5043	1.7100e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		172.8342	172.8342	3.1500e-003	3.4400e-003	173.9372

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Paving - 2026

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	0.7524	16.0849	13.5323	0.0189		0.5601	0.5601		0.5601	0.5601	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7524	16.0849	13.5323	0.0189		0.5601	0.5601		0.5601	0.5601	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741

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	0.0474	0.0268	0.5043	1.7100e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		172.8342	172.8342	3.1500e-003	3.4400e-003	173.9372
Total	0.0474	0.0268	0.5043	1.7100e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		172.8342	172.8342	3.1500e-003	3.4400e-003	173.9372

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3732	1.3401	13.7137	0.0332	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,377.229 1	3,377.229 1	0.1954	0.1319	3,421.423 9
Unmitigated	1.3732	1.3401	13.7137	0.0332	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,377.229 1	3,377.229 1	0.1954	0.1319	3,421.423 9

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Congregate Care (Assisted Living)	536.76	536.76	536.76	1,834,190	1,834,190
Enclosed Parking Structure	0.00	0.00	0.00		
Total	536.76	536.76	536.76	1,834,190	1,834,190

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Congregate Care (Assisted Living)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Enclosed Parking Structure	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
NaturalGas Unmitigated	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	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
Congregate Care (Assisted Living)	6506.49	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Enclosed Parking Structure	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
Total		0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	lb/day										lb/day					
City Park	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
Congregate Care (Assisted Living)	6.50649	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Enclosed Parking Structure	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
Total		0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.2165	4,091.2165	0.1082	0.0744	4,116.1007
Unmitigated	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037

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	0.5773					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.3987					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	55.8137	4.4194	108.3215	0.2763		16.2707	16.2707		16.2707	16.2707	1,995.1536	3,834.0000	5,829.1536	5.9499	0.1354	6,018.2562
Landscaping	0.5291	0.2024	17.5773	9.3000e-004		0.0975	0.0975		0.0975	0.0975		31.6871	31.6871	0.0304		32.4475
Total	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037

Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.5773					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.3987					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3721	3.1800	1.3532	0.0203		0.2571	0.2571		0.2571	0.2571	0.0000	4,059.529 4	4,059.529 4	0.0778	0.0744	4,083.653 2
Landscaping	0.5291	0.2024	17.5773	9.3000e-004		0.0975	0.0975		0.0975	0.0975		31.6871	31.6871	0.0304		32.4475
Total	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.216 5	4,091.216 5	0.1082	0.0744	4,116.100 7

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Bolsa Chica Senior Living Community Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	50	804	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
----------------	--------

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 (750 - 9999 HP)	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269

11.0 Vegetation

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Bolsa Chica Senior Living Community Project
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	207.00	Space	0.15	82,800.00	0
City Park	0.55	Acre	0.55	23,958.00	0
Congregate Care (Assisted Living)	213.00	Dwelling Unit	2.40	298,000.00	609

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site is 3.10 acres

Construction Phase - Construction is anticipated to begin Q2 2024 and end Q2 2026. Overlap of building construction and architectural coating.

Off-road Equipment - Default equipment

Trips and VMT - During peak construction, approximately 200 construction workers will be anticipated. Haul distance is 35 miles.

Demolition - Demolition of existing commercial building

Grading - Project would have 55,000 cubic yards of soil cut

Vehicle Trips - Based on a trip generation of 537 ADT

Construction Off-road Equipment Mitigation - Project would comply with SCAQMD Rule 403 and use Tier 2 construction equipment

Mobile Land Use Mitigation -

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	18.00	260.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	8.00	25.00
tblConstructionPhase	NumDays	18.00	15.00
tblConstructionPhase	NumDays	5.00	30.00
tblGrading	MaterialExported	0.00	55,000.00
tblLandUse	LandUseSquareFeet	213,000.00	298,000.00
tblLandUse	LotAcreage	1.86	0.15
tblLandUse	LotAcreage	13.31	2.40
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	804.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.14
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	50.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	HaulingTripLength	20.00	35.00
tblTripsAndVMT	VendorTripNumber	40.00	39.00
tblTripsAndVMT	WorkerTripNumber	198.00	200.00
tblTripsAndVMT	WorkerTripNumber	40.00	38.00

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	2.93	2.52
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	3.15	2.52
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	2.60	2.52

2.0 Emissions Summary

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
2024	2.7131	72.6556	32.6103	0.2921	19.8582	1.2303	21.0885	10.1558	1.1319	11.2877	0.0000	32,859.57 71	32,859.57 71	4.0542	4.7961	34,390.16 60
2025	10.3337	15.4148	24.3958	0.0567	2.9096	0.5988	3.5084	0.7773	0.5662	1.3435	0.0000	5,604.039 2	5,604.039 2	0.7052	0.1538	5,667.486 9
2026	10.3011	15.3721	24.0723	0.0559	2.9096	0.5982	3.5078	0.7773	0.5656	1.3429	0.0000	5,527.638 2	5,527.638 2	0.7021	0.1497	5,589.807 6
Maximum	10.3337	72.6556	32.6103	0.2921	19.8582	1.2303	21.0885	10.1558	1.1319	11.2877	0.0000	32,859.57 71	32,859.57 71	4.0542	4.7961	34,390.16 60

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	1.8150	81.9037	36.8415	0.2921	11.8550	1.1570	13.0120	4.5995	1.1403	5.5465	0.0000	32,859.57 71	32,859.57 71	4.0542	4.7961	34,390.16 60
2025	9.9902	27.7064	26.2082	0.0567	2.9096	1.0184	3.9280	0.7773	1.0171	1.7943	0.0000	5,604.039 2	5,604.039 2	0.7052	0.1538	5,667.486 9
2026	9.9576	27.6638	25.8847	0.0559	2.9096	1.0178	3.9274	0.7773	1.0165	1.7938	0.0000	5,527.638 2	5,527.638 2	0.7021	0.1497	5,589.807 6
Maximum	9.9902	81.9037	36.8415	0.2921	11.8550	1.1570	13.0120	4.5995	1.1403	5.5465	0.0000	32,859.57 71	32,859.57 71	4.0542	4.7961	34,390.16 60

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	6.79	-32.71	-9.69	0.00	31.17	-31.55	25.75	47.45	-40.21	34.63	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	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037
Energy	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Mobile	1.3628	1.4384	13.5839	0.0319	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,250.0004	3,250.0004	0.2013	0.1372	3,295.9194
Stationary	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	64.9364	7.4859	140.2088	0.3139	3.8650	16.4657	20.3307	1.0302	16.4642	17.4944	1,995.1536	7,975.6526	9,970.8062	6.2095	0.2867	10,211.4684

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.2165	4,091.2165	0.1082	0.0744	4,116.1007
Energy	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Mobile	1.3628	1.4384	13.5839	0.0319	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,250.0004	3,250.0004	0.2013	0.1372	3,295.9194
Stationary	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	9.4949	6.2465	33.2405	0.0578	3.8650	0.4521	4.3171	1.0302	0.4506	1.4808	0.0000	8,201.1820	8,201.1820	0.3374	0.2257	8,276.8653

	ROG	NOx	CO	SO2	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	85.38	16.56	76.29	81.57	0.00	97.25	78.77	0.00	97.26	91.54	100.00	-2.83	17.75	94.57	21.28	18.95

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	4/1/2024	5/31/2024	5	45	
2	Site Preparation	Site Preparation	6/3/2024	7/12/2024	5	30	
3	Grading	Grading	7/15/2024	8/16/2024	5	25	
4	Building Construction	Building Construction	8/19/2024	4/3/2026	5	425	

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5	Architectural Coating	Architectural Coating	4/7/2025	4/3/2026	5	260
6	Paving	Paving	4/6/2026	4/24/2026	5	15

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 25

Acres of Paving: 0.15

Residential Indoor: 603,450; Residential Outdoor: 201,150; Non-Residential Indoor: 35,529; Non-Residential Outdoor: 11,843; Striped Parking Area: 4,968 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	250.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	6,875.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	200.00	39.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	35.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	35.00	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

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2031	0.0000	1.2031	0.1822	0.0000	0.1822			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345
Total	2.2437	20.8781	19.7073	0.0388	1.2031	0.9602	2.1633	0.1822	0.8922	1.0744		3,747.4228	3,747.4228	1.0485		3,773.6345

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	0.0154	1.1232	0.3526	5.2800e-003	0.1695	7.7500e-003	0.1772	0.0464	7.4200e-003	0.0538		603.1246	603.1246	0.0631	0.0968	633.5564
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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.0589	1.1498	0.7501	6.5800e-003	0.3371	8.5600e-003	0.3457	0.0909	8.1700e-003	0.0990		734.9783	734.9783	0.0660	0.0999	766.3989

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5414	0.0000	0.5414	0.0820	0.0000	0.0820			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345
Total	1.2617	32.6638	24.6739	0.0388	0.5414	0.9135	1.4549	0.0820	0.9135	0.9955	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345

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	0.0154	1.1232	0.3526	5.2800e-003	0.1695	7.7500e-003	0.1772	0.0464	7.4200e-003	0.0538		603.1246	603.1246	0.0631	0.0968	633.5564
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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.0589	1.1498	0.7501	6.5800e-003	0.3371	8.5600e-003	0.3457	0.0909	8.1700e-003	0.0990		734.9783	734.9783	0.0660	0.0999	766.3989

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310		3,688.010 0	3,688.010 0	1.1928		3,717.829 4
Total	2.6609	27.1760	18.3356	0.0381	19.6570	1.2294	20.8864	10.1025	1.1310	11.2335		3,688.010 0	3,688.010 0	1.1928		3,717.829 4

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	0.0522	0.0320	0.4770	1.5700e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		158.2244	158.2244	3.5100e-003	3.6900e-003	159.4110
Total	0.0522	0.0320	0.4770	1.5700e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		158.2244	158.2244	3.5100e-003	3.6900e-003	159.4110

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.8457	0.0000	8.8457	4.5461	0.0000	4.5461			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0381		0.9462	0.9462		0.9462	0.9462	0.0000	3,688.010 0	3,688.010 0	1.1928		3,717.829 4
Total	1.2097	33.7214	22.9600	0.0381	8.8457	0.9462	9.7918	4.5461	0.9462	5.4923	0.0000	3,688.010 0	3,688.010 0	1.1928		3,717.829 4

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	0.0522	0.0320	0.4770	1.5700e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		158.2244	158.2244	3.5100e-003	3.6900e-003	159.4110
Total	0.0522	0.0320	0.4770	1.5700e-003	0.2012	9.7000e-004	0.2022	0.0534	9.0000e-004	0.0543		158.2244	158.2244	3.5100e-003	3.6900e-003	159.4110

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.3314	0.0000	7.3314	3.4624	0.0000	3.4624			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665		2,873.054 1	2,873.054 1	0.9292		2,896.284 2
Total	1.6617	17.0310	14.7594	0.0297	7.3314	0.7244	8.0558	3.4624	0.6665	4.1289		2,873.054 1	2,873.054 1	0.9292		2,896.284 2

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	0.7621	55.5980	17.4534	0.2611	8.3882	0.3837	8.7719	2.2967	0.3671	2.6638		29,854.66 94	29,854.66 94	3.1221	4.7930	31,361.03 94
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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.8057	55.6246	17.8509	0.2624	8.5559	0.3845	8.9404	2.3411	0.3679	2.7090		29,986.52 30	29,986.52 30	3.1250	4.7961	31,493.88 19

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2991	0.0000	3.2991	1.5581	0.0000	1.5581			0.0000			0.0000
Off-Road	1.0093	26.2791	18.9906	0.0297		0.7725	0.7725		0.7725	0.7725	0.0000	2,873.054 1	2,873.054 1	0.9292		2,896.284 2
Total	1.0093	26.2791	18.9906	0.0297	3.2991	0.7725	4.0716	1.5581	0.7725	2.3306	0.0000	2,873.054 1	2,873.054 1	0.9292		2,896.284 2

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	0.7621	55.5980	17.4534	0.2611	8.3882	0.3837	8.7719	2.2967	0.3671	2.6638		29,854.66 94	29,854.66 94	3.1221	4.7930	31,361.03 94
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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.8057	55.6246	17.8509	0.2624	8.5559	0.3845	8.9404	2.3411	0.3679	2.7090		29,986.52 30	29,986.52 30	3.1250	4.7961	31,493.88 19

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

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	0.0374	1.4237	0.5802	6.9000e-003	0.2494	7.3800e-003	0.2568	0.0718	7.0600e-003	0.0788		759.2494	759.2494	0.0462	0.1095	793.0297
Worker	0.5803	0.3552	5.3001	0.0174	2.2355	0.0108	2.2464	0.5929	9.9600e-003	0.6028		1,758.0487	1,758.0487	0.0390	0.0410	1,771.2334
Total	0.6178	1.7789	5.8803	0.0243	2.4849	0.0182	2.5031	0.6646	0.0170	0.6817		2,517.2980	2,517.2980	0.0851	0.1505	2,564.2631

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

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	0.0374	1.4237	0.5802	6.9000e-003	0.2494	7.3800e-003	0.2568	0.0718	7.0600e-003	0.0788		759.2494	759.2494	0.0462	0.1095	793.0297
Worker	0.5803	0.3552	5.3001	0.0174	2.2355	0.0108	2.2464	0.5929	9.9600e-003	0.6028		1,758.0487	1,758.0487	0.0390	0.0410	1,771.2334
Total	0.6178	1.7789	5.8803	0.0243	2.4849	0.0182	2.5031	0.6646	0.0170	0.6817		2,517.2980	2,517.2980	0.0851	0.1505	2,564.2631

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0369	1.4168	0.5775	6.7600e-003	0.2494	7.4200e-003	0.2568	0.0718	7.1000e-003	0.0789		745.0596	745.0596	0.0467	0.1079	778.3790
Worker	0.5494	0.3217	4.9786	0.0168	2.2355	0.0103	2.2459	0.5929	9.5200e-003	0.6024		1,698.367 4	1,698.367 4	0.0355	0.0385	1,710.737 8
Total	0.5862	1.7385	5.5561	0.0236	2.4849	0.0178	2.5027	0.6646	0.0166	0.6813		2,443.427 0	2,443.427 0	0.0822	0.1464	2,489.116 8

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0369	1.4168	0.5775	6.7600e-003	0.2494	7.4200e-003	0.2568	0.0718	7.1000e-003	0.0789		745.0596	745.0596	0.0467	0.1079	778.3790
Worker	0.5494	0.3217	4.9786	0.0168	2.2355	0.0103	2.2459	0.5929	9.5200e-003	0.6024		1,698.367 4	1,698.367 4	0.0355	0.0385	1,710.737 8
Total	0.5862	1.7385	5.5561	0.0236	2.4849	0.0178	2.5027	0.6646	0.0166	0.6813		2,443.427 0	2,443.427 0	0.0822	0.1464	2,489.116 8

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0363	1.4068	0.5754	6.6200e-003	0.2494	7.4100e-003	0.2568	0.0718	7.0900e-003	0.0789		730.8038	730.8038	0.0473	0.1062	763.6437
Worker	0.5224	0.2942	4.7085	0.0163	2.2355	9.8400e-003	2.2454	0.5929	9.0500e-003	0.6019		1,646.144 5	1,646.144 5	0.0324	0.0365	1,657.843 7
Total	0.5587	1.7010	5.2839	0.0229	2.4849	0.0173	2.5021	0.6646	0.0161	0.6808		2,376.948 3	2,376.948 3	0.0797	0.1428	2,421.487 4

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1

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	0.0363	1.4068	0.5754	6.6200e-003	0.2494	7.4100e-003	0.2568	0.0718	7.0900e-003	0.0789		730.8038	730.8038	0.0473	0.1062	763.6437
Worker	0.5224	0.2942	4.7085	0.0163	2.2355	9.8400e-003	2.2454	0.5929	9.0500e-003	0.6019		1,646.144 5	1,646.144 5	0.0324	0.0365	1,657.843 7
Total	0.5587	1.7010	5.2839	0.0229	2.4849	0.0173	2.5021	0.6646	0.0161	0.6808		2,376.948 3	2,376.948 3	0.0797	0.1428	2,421.487 4

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	8.2757	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1044	0.0611	0.9459	3.1900e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		322.6898	322.6898	6.7400e-003	7.3200e-003	325.0402
Total	0.1044	0.0611	0.9459	3.1900e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		322.6898	322.6898	6.7400e-003	7.3200e-003	325.0402

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					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	0.0154		281.8319
Total	8.2187	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1044	0.0611	0.9459	3.1900e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		322.6898	322.6898	6.7400e-003	7.3200e-003	325.0402
Total	0.1044	0.0611	0.9459	3.1900e-003	0.4248	1.9700e-003	0.4267	0.1127	1.8100e-003	0.1145		322.6898	322.6898	6.7400e-003	7.3200e-003	325.0402

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	8.1048					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	8.2757	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0993	0.0559	0.8946	3.0900e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		312.7675	312.7675	6.1600e-003	6.9400e-003	314.9903
Total	0.0993	0.0559	0.8946	3.0900e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		312.7675	312.7675	6.1600e-003	6.9400e-003	314.9903

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2026

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	8.1048					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	0.0154		281.8319
Total	8.2187	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0993	0.0559	0.8946	3.0900e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		312.7675	312.7675	6.1600e-003	6.9400e-003	314.9903
Total	0.0993	0.0559	0.8946	3.0900e-003	0.4248	1.8700e-003	0.4266	0.1127	1.7200e-003	0.1144		312.7675	312.7675	6.1600e-003	6.9400e-003	314.9903

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741

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	0.0522	0.0294	0.4709	1.6300e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		164.6145	164.6145	3.2400e-003	3.6500e-003	165.7844
Total	0.0522	0.0294	0.4709	1.6300e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		164.6145	164.6145	3.2400e-003	3.6500e-003	165.7844

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Paving - 2026

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	0.7524	16.0849	13.5323	0.0189		0.5601	0.5601		0.5601	0.5601	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.7524	16.0849	13.5323	0.0189		0.5601	0.5601		0.5601	0.5601	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741

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	0.0522	0.0294	0.4709	1.6300e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		164.6145	164.6145	3.2400e-003	3.6500e-003	165.7844
Total	0.0522	0.0294	0.4709	1.6300e-003	0.2236	9.8000e-004	0.2245	0.0593	9.1000e-004	0.0602		164.6145	164.6145	3.2400e-003	3.6500e-003	165.7844

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3628	1.4384	13.5839	0.0319	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,250,000 4	3,250,000 4	0.2013	0.1372	3,295.919 4
Unmitigated	1.3628	1.4384	13.5839	0.0319	3.8650	0.0219	3.8868	1.0302	0.0203	1.0505		3,250,000 4	3,250,000 4	0.2013	0.1372	3,295.919 4

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Congregate Care (Assisted Living)	536.76	536.76	536.76	1,834,190	1,834,190
Enclosed Parking Structure	0.00	0.00	0.00		
Total	536.76	536.76	536.76	1,834,190	1,834,190

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Congregate Care (Assisted Living)	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732
Enclosed Parking Structure	0.548528	0.060762	0.184345	0.125235	0.024171	0.006748	0.014885	0.004939	0.000666	0.000374	0.024916	0.000699	0.003732

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
NaturalGas Unmitigated	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
City Park	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
Congregate Care (Assisted Living)	6506.49	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Enclosed Parking Structure	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
Total		0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	lb/day										lb/day					
City Park	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
Congregate Care (Assisted Living)	6.50649	0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183
Enclosed Parking Structure	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
Total		0.0702	0.5996	0.2552	3.8300e-003		0.0485	0.0485		0.0485	0.0485		765.4695	765.4695	0.0147	0.0140	770.0183

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.2165	4,091.2165	0.1082	0.0744	4,116.1007
Unmitigated	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037

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	0.5773					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.3987					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	55.8137	4.4194	108.3215	0.2763		16.2707	16.2707		16.2707	16.2707	1,995.1536	3,834.0000	5,829.1536	5.9499	0.1354	6,018.2562
Landscaping	0.5291	0.2024	17.5773	9.3000e-004		0.0975	0.0975		0.0975	0.0975		31.6871	31.6871	0.0304		32.4475
Total	63.3188	4.6218	125.8988	0.2773		16.3682	16.3682		16.3682	16.3682	1,995.1536	3,865.6871	5,860.8407	5.9804	0.1354	6,050.7037

Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.5773					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.3987					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.3721	3.1800	1.3532	0.0203		0.2571	0.2571		0.2571	0.2571	0.0000	4,059.529 4	4,059.529 4	0.0778	0.0744	4,083.653 2
Landscaping	0.5291	0.2024	17.5773	9.3000e-004		0.0975	0.0975		0.0975	0.0975		31.6871	31.6871	0.0304		32.4475
Total	7.8772	3.3824	18.9304	0.0212		0.3546	0.3546		0.3546	0.3546	0.0000	4,091.216 5	4,091.216 5	0.1082	0.0744	4,116.100 7

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Bolsa Chica Senior Living Community Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	50	804	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 (750 - 9999 HP)	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269
Total	0.1847	0.8261	0.4710	8.9000e-004		0.0272	0.0272		0.0272	0.0272		94.4957	94.4957	0.0133		94.8269

11.0 Vegetation

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

Bolsa Chica Senior Living Community Project - Existing Uses

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	10.45	1000sqft	0.24	10,447.00	0
General Office Building	34.89	1000sqft	0.80	34,893.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Existing office and strip retail plaza totals 45,340 square feet
- Construction Phase - Operational run only
- Off-road Equipment - Operational run only
- Trips and VMT -
- Demolition - No demolition
- Grading -
- Vehicle Trips - Based on a trip generation of 947 ADT
- Energy Use - Using historical data
- Construction Off-road Equipment Mitigation - operational run only
- Mobile Land Use Mitigation -

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

Area Mitigation -

Operational Off-Road Equipment -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	0.00
tblConstructionPhase	PhaseEndDate	8/19/2022	8/17/2022
tblVehicleTrips	ST_TR	42.04	54.45
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	SU_TR	20.43	54.45
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	WD_TR	44.32	54.45
tblVehicleTrips	WD_TR	9.74	10.84

2.0 Emissions Summary

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

		Highest	
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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	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Energy	2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	147.6041	147.6041	0.0111	1.6800e-003	148.3823
Mobile	0.3841	0.3962	3.6056	7.9000e-003	0.8667	5.5700e-003	0.8723	0.2313	5.1800e-003	0.2365	0.0000	742.1037	742.1037	0.0491	0.0329	753.1211
Waste						0.0000	0.0000		0.0000	0.0000	8.8139	0.0000	8.8139	0.5209	0.0000	21.8360
Water						0.0000	0.0000		0.0000	0.0000	2.2129	24.5305	26.7434	0.2294	5.6200e-003	34.1514
Total	0.5712	0.4158	3.6226	8.0200e-003	0.8667	7.0600e-003	0.8738	0.2313	6.6700e-003	0.2380	11.0268	914.2394	925.2662	0.8104	0.0402	957.4920

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Energy	2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	147.6041	147.6041	0.0111	1.6800e-003	148.3823
Mobile	0.3841	0.3962	3.6056	7.9000e-003	0.8667	5.5700e-003	0.8723	0.2313	5.1800e-003	0.2365	0.0000	742.1037	742.1037	0.0491	0.0329	753.1211
Waste						0.0000	0.0000		0.0000	0.0000	8.8139	0.0000	8.8139	0.5209	0.0000	21.8360
Water						0.0000	0.0000		0.0000	0.0000	2.2129	24.5305	26.7434	0.2294	5.6200e-003	34.1514
Total	0.5712	0.4158	3.6226	8.0200e-003	0.8667	7.0600e-003	0.8738	0.2313	6.6700e-003	0.2380	11.0268	914.2394	925.2662	0.8104	0.0402	957.4920

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/18/2022	8/17/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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

	ROG	NOx	CO	SO2	Fugitive 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	0.3841	0.3962	3.6056	7.9000e-003	0.8667	5.5700e-003	0.8723	0.2313	5.1800e-003	0.2365	0.0000	742.1037	742.1037	0.0491	0.0329	753.1211
Unmitigated	0.3841	0.3962	3.6056	7.9000e-003	0.8667	5.5700e-003	0.8723	0.2313	5.1800e-003	0.2365	0.0000	742.1037	742.1037	0.0491	0.0329	753.1211

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	568.84	568.84	568.84	1,082,271	1,082,271
General Office Building	378.24	378.24	378.24	1,218,486	1,218,486
Total	947.08	947.08	947.08	2,300,756	2,300,756

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
General Office Building	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	126.2621	126.2621	0.0107	1.2900e-003	126.9134
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	126.2621	126.2621	0.0107	1.2900e-003	126.9134
NaturalGas Mitigated	2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.3420	21.3420	4.1000e-004	3.9000e-004	21.4689
NaturalGas Unmitigated	2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.3420	21.3420	4.1000e-004	3.9000e-004	21.4689

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	377891	2.0400e-003	0.0185	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1657	20.1657	3.9000e-004	3.7000e-004	20.2856
Strip Mall	22043.2	1.2000e-004	1.0800e-003	9.1000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1763	1.1763	2.0000e-005	2.0000e-005	1.1833
Total		2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.3420	21.3420	4.1000e-004	3.9000e-004	21.4689

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	377891	2.0400e-003	0.0185	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1657	20.1657	3.9000e-004	3.7000e-004	20.2856
Strip Mall	22043.2	1.2000e-004	1.0800e-003	9.1000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1763	1.1763	2.0000e-005	2.0000e-005	1.1833
Total		2.1600e-003	0.0196	0.0165	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.3420	21.3420	4.1000e-004	3.9000e-004	21.4689

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	571547	101.3614	8.5600e-003	1.0400e-003	101.8843
Strip Mall	140408	24.9007	2.1000e-003	2.5000e-004	25.0291
Total		126.2621	0.0107	1.2900e-003	126.9134

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	571547	101.3614	8.5600e-003	1.0400e-003	101.8843
Strip Mall	140408	24.9007	2.1000e-003	2.5000e-004	25.0291
Total		126.2621	0.0107	1.2900e-003	126.9134

6.0 Area Detail

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Unmitigated	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-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	0.0210					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Total	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

6.2 Area by SubCategory

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	0.0210					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Total	0.1849	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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	26.7434	0.2294	5.6200e-003	34.1514
Unmitigated	26.7434	0.2294	5.6200e-003	34.1514

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	6.20113 / 3.80069	23.7756	0.2039	4.9900e-003	30.3615
Strip Mall	0.774058 / 0.474423	2.9678	0.0255	6.2000e-004	3.7899
Total		26.7434	0.2294	5.6100e-003	34.1514

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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			
General Office Building	6.20113 / 3.80069	23.7756	0.2039	4.9900e-003	30.3615
Strip Mall	0.774058 / 0.474423	2.9678	0.0255	6.2000e-004	3.7899
Total		26.7434	0.2294	5.6100e-003	34.1514

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.8139	0.5209	0.0000	21.8360
Unmitigated	8.8139	0.5209	0.0000	21.8360

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	32.45	6.5871	0.3893	0.0000	16.3192
Strip Mall	10.97	2.2268	0.1316	0.0000	5.5168
Total		8.8139	0.5209	0.0000	21.8360

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	32.45	6.5871	0.3893	0.0000	16.3192
Strip Mall	10.97	2.2268	0.1316	0.0000	5.5168
Total		8.8139	0.5209	0.0000	21.8360

9.0 Operational Offroad

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Annual

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
----------------	--------	-----------	------------	-------------	-------------	-----------

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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11.0 Vegetation

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

Bolsa Chica Senior Living Community Project - Existing Uses

Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	10.45	1000sqft	0.24	10,447.00	0
General Office Building	34.89	1000sqft	0.80	34,893.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Existing office and strip retail plaza totals 45,340 square feet
- Construction Phase - Operational run only
- Off-road Equipment - Operational run only
- Trips and VMT -
- Demolition - No demolition
- Grading -
- Vehicle Trips - Based on a trip generation of 947 ADT
- Energy Use - Using historical data
- Construction Off-road Equipment Mitigation - operational run only
- Mobile Land Use Mitigation -

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

Area Mitigation -

Operational Off-Road Equipment -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	0.00
tblConstructionPhase	PhaseEndDate	8/19/2022	8/17/2022
tblVehicleTrips	ST_TR	42.04	54.45
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	SU_TR	20.43	54.45
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	WD_TR	44.32	54.45
tblVehicleTrips	WD_TR	9.74	10.84

2.0 Emissions Summary

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Energy	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
Mobile	2.1862	2.0024	19.7363	0.0447	4.8479	0.0306	4.8786	1.2922	0.0285	1.3207		4,627.6796	4,627.6796	0.2878	0.1901	4,691.5241
Total	3.2114	2.1099	19.8311	0.0453	4.8479	0.0388	4.8868	1.2922	0.0367	1.3288		4,756.5966	4,756.5966	0.2903	0.1925	4,821.2078

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	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Energy	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
Mobile	2.1862	2.0024	19.7363	0.0447	4.8479	0.0306	4.8786	1.2922	0.0285	1.3207		4,627.6796	4,627.6796	0.2878	0.1901	4,691.5241
Total	3.2114	2.1099	19.8311	0.0453	4.8479	0.0388	4.8868	1.2922	0.0367	1.3288		4,756.5966	4,756.5966	0.2903	0.1925	4,821.2078

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/18/2022	8/17/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.1862	2.0024	19.7363	0.0447	4.8479	0.0306	4.8786	1.2922	0.0285	1.3207		4,627.679 6	4,627.679 6	0.2878	0.1901	4,691.524 1
Unmitigated	2.1862	2.0024	19.7363	0.0447	4.8479	0.0306	4.8786	1.2922	0.0285	1.3207		4,627.679 6	4,627.679 6	0.2878	0.1901	4,691.524 1

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	568.84	568.84	568.84	1,082,271	1,082,271
General Office Building	378.24	378.24	378.24	1,218,486	1,218,486
Total	947.08	947.08	947.08	2,300,756	2,300,756

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
General Office Building	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869

5.0 Energy Detail

Historical Energy Use: Y

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	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
NaturalGas Unmitigated	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	1035.32	0.0112	0.1015	0.0853	6.1000e-004		7.7100e-003	7.7100e-003		7.7100e-003	7.7100e-003		121.8022	121.8022	2.3300e-003	2.2300e-003	122.5260
Strip Mall	60.3922	6.5000e-004	5.9200e-003	4.9700e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1050	7.1050	1.4000e-004	1.3000e-004	7.1472
Total		0.0118	0.1074	0.0902	6.5000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

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					
General Office Building	1.03532	0.0112	0.1015	0.0853	6.1000e-004		7.7100e-003	7.7100e-003		7.7100e-003	7.7100e-003		121.8022	121.8022	2.3300e-003	2.2300e-003	122.5260
Strip Mall	0.0603922	6.5000e-004	5.9200e-003	4.9700e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1050	7.1050	1.4000e-004	1.3000e-004	7.1472
Total		0.0118	0.1074	0.0902	6.5000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

6.0 Area Detail

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005			0.0106
Unmitigated	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005			0.0106

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	0.1152					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	0.8977					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005			0.0106
Total	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005			0.0106

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

6.2 Area by SubCategory

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	0.1152					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8977					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.9200e-003	9.9200e-003	3.0000e-005	0.0106
Total	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.9200e-003	9.9200e-003	3.0000e-005	0.0106

7.0 Water Detail

7.1 Mitigation Measures Water

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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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11.0 Vegetation

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

**Bolsa Chica Senior Living Community Project - Existing Uses
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	10.45	1000sqft	0.24	10,447.00	0
General Office Building	34.89	1000sqft	0.80	34,893.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Existing office and strip retail plaza totals 45,340 square feet
- Construction Phase - Operational run only
- Off-road Equipment - Operational run only
- Trips and VMT -
- Demolition - No demolition
- Grading -
- Vehicle Trips - Based on a trip generation of 947 ADT
- Energy Use - Using historical data
- Construction Off-road Equipment Mitigation - operational run only
- Mobile Land Use Mitigation -

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

Area Mitigation -

Operational Off-Road Equipment -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	0.00
tblConstructionPhase	PhaseEndDate	8/19/2022	8/17/2022
tblVehicleTrips	ST_TR	42.04	54.45
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	SU_TR	20.43	54.45
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	WD_TR	44.32	54.45
tblVehicleTrips	WD_TR	9.74	10.84

2.0 Emissions Summary

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Energy	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
Mobile	2.1652	2.1508	19.7267	0.0430	4.8479	0.0307	4.8786	1.2922	0.0285	1.3207		4,452.7539	4,452.7539	0.2993	0.1983	4,519.3157
Total	3.1903	2.2583	19.8216	0.0436	4.8479	0.0388	4.8868	1.2922	0.0367	1.3289		4,581.6709	4,581.6709	0.3018	0.2006	4,648.9995

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	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Energy	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
Mobile	2.1652	2.1508	19.7267	0.0430	4.8479	0.0307	4.8786	1.2922	0.0285	1.3207		4,452.7539	4,452.7539	0.2993	0.1983	4,519.3157
Total	3.1903	2.2583	19.8216	0.0436	4.8479	0.0388	4.8868	1.2922	0.0367	1.3289		4,581.6709	4,581.6709	0.3018	0.2006	4,648.9995

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/18/2022	8/17/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.1652	2.1508	19.7267	0.0430	4.8479	0.0307	4.8786	1.2922	0.0285	1.3207		4,452.7539	4,452.7539	0.2993	0.1983	4,519.3157
Unmitigated	2.1652	2.1508	19.7267	0.0430	4.8479	0.0307	4.8786	1.2922	0.0285	1.3207		4,452.7539	4,452.7539	0.2993	0.1983	4,519.3157

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	568.84	568.84	568.84	1,082,271	1,082,271
General Office Building	378.24	378.24	378.24	1,218,486	1,218,486
Total	947.08	947.08	947.08	2,300,756	2,300,756

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
General Office Building	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869

5.0 Energy Detail

Historical Energy Use: Y

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	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732
NaturalGas Unmitigated	0.0118	0.1074	0.0902	6.4000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	1035.32	0.0112	0.1015	0.0853	6.1000e-004		7.7100e-003	7.7100e-003		7.7100e-003	7.7100e-003		121.8022	121.8022	2.3300e-003	2.2300e-003	122.5260
Strip Mall	60.3922	6.5000e-004	5.9200e-003	4.9700e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1050	7.1050	1.4000e-004	1.3000e-004	7.1472
Total		0.0118	0.1074	0.0902	6.5000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

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					
General Office Building	1.03532	0.0112	0.1015	0.0853	6.1000e-004		7.7100e-003	7.7100e-003		7.7100e-003	7.7100e-003		121.8022	121.8022	2.3300e-003	2.2300e-003	122.5260
Strip Mall	0.0603922	6.5000e-004	5.9200e-003	4.9700e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		7.1050	7.1050	1.4000e-004	1.3000e-004	7.1472
Total		0.0118	0.1074	0.0902	6.5000e-004		8.1600e-003	8.1600e-003		8.1600e-003	8.1600e-003		128.9071	128.9071	2.4700e-003	2.3600e-003	129.6732

6.0 Area Detail

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Unmitigated	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106

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	0.1152					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8977					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106
Total	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.9200e-003	9.9200e-003	3.0000e-005		0.0106

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, 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	0.1152					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8977					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.9200e-003	9.9200e-003	3.0000e-005	0.0106
Total	1.0133	4.0000e-005	4.6200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.9200e-003	9.9200e-003	3.0000e-005	0.0106

7.0 Water Detail

7.1 Mitigation Measures Water

Bolsa Chica Senior Living Community Project - Existing Uses - Orange County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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