

Pico Ave Residential - San Diego Air Basin, Annual

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

**Pico Ave Residential
San Diego Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	9.58	1000sqft	0.38	9,580.00	0
Condo/Townhouse High Rise	16.00	Dwelling Unit	0.30	8,700.00	46

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - land use sfs/acreages from client data needs 1/ 2023
- Construction Phase - per applicant data needs list 1/23
- Off-road Equipment -
- Off-road Equipment - Added scrapper per applicant
- Off-road Equipment - added one scrapper per data needs
- Off-road Equipment -
- Demolition - per applicant
- Grading - net import of 460 cy per applicant
- Architectural Coating - Comply with SDAPCD Rule 67
- Vehicle Trips - rates from Transpo Memo LLG 2023; lengths calculated from VMT

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Woodstoves - No fireplaces

Water And Wastewater - landscape max water use from Landscape Plan 2022

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	50.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	100.00	236.00
tblConstructionPhase	NumDays	10.00	6.00
tblConstructionPhase	NumDays	2.00	9.00
tblConstructionPhase	NumDays	5.00	11.00
tblConstructionPhase	NumDays	1.00	9.00
tblFireplaces	NumberGas	8.80	0.00
tblFireplaces	NumberNoFireplace	1.60	16.00
tblFireplaces	NumberWood	5.60	0.00
tblGrading	AcresOfGrading	15.75	1.50
tblGrading	AcresOfGrading	4.50	0.50
tblGrading	MaterialImported	0.00	460.00
tblLandUse	LandUseSquareFeet	16,000.00	8,700.00
tblLandUse	LotAcreage	0.22	0.38
tblLandUse	LotAcreage	0.25	0.30
tblVehicleTrips	HO_TL	7.50	5.43
tblVehicleTrips	HS_TL	7.30	5.43
tblVehicleTrips	HW_TL	10.80	5.43
tblVehicleTrips	ST_TR	4.91	8.00
tblVehicleTrips	SU_TR	4.09	8.00
tblVehicleTrips	WD_TR	5.44	8.00
tblWater	OutdoorWaterUseRate	657,205.82	106,431.00

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tblWoodstoves	NumberCatalytic	0.80	0.00
tblWoodstoves	NumberNoncatalytic	0.80	0.00

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					
2023	0.0247	0.2549	0.2238	4.8000e-004	0.0301	0.0109	0.0411	0.0131	0.0101	0.0231	0.0000	42.8254	42.8254	0.0118	6.2000e-004	43.3033
2024	0.1001	0.6729	0.8265	1.4500e-003	0.0163	0.0312	0.0475	4.3800e-003	0.0287	0.0331	0.0000	128.0922	128.0922	0.0357	1.1800e-003	129.3357
Maximum	0.1001	0.6729	0.8265	1.4500e-003	0.0301	0.0312	0.0475	0.0131	0.0287	0.0331	0.0000	128.0922	128.0922	0.0357	1.1800e-003	129.3357

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0247	0.2549	0.2238	4.8000e-004	0.0301	0.0109	0.0411	0.0131	0.0101	0.0231	0.0000	42.8253	42.8253	0.0118	6.2000e-004	43.3033
2024	0.1001	0.6729	0.8265	1.4500e-003	0.0163	0.0312	0.0475	4.3800e-003	0.0287	0.0331	0.0000	128.0920	128.0920	0.0357	1.1800e-003	129.3356
Maximum	0.1001	0.6729	0.8265	1.4500e-003	0.0301	0.0312	0.0475	0.0131	0.0287	0.0331	0.0000	128.0920	128.0920	0.0357	1.1800e-003	129.3356

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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	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)
1	11-1-2023	1-31-2024	0.3573	0.3573
2	2-1-2024	4-30-2024	0.2177	0.2177
3	5-1-2024	7-31-2024	0.2223	0.2223
4	8-1-2024	9-30-2024	0.1474	0.1474
		Highest	0.3573	0.3573

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	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989
Energy	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	23.1004	23.1004	1.1500e-003	2.4000e-004	23.2004
Mobile	0.0494	0.0476	0.4039	7.7000e-004	0.0840	6.3000e-004	0.0847	0.0224	5.8000e-004	0.0230	0.0000	73.2243	73.2243	5.9500e-003	3.6400e-003	74.4578
Waste						0.0000	0.0000		0.0000	0.0000	1.4940	0.0000	1.4940	0.0883	0.0000	3.7014
Water						0.0000	0.0000		0.0000	0.0000	0.3307	3.6143	3.9450	0.0342	8.3000e-004	5.0468
Total	0.1021	0.0543	0.5250	8.1000e-004	0.0840	1.7200e-003	0.0858	0.0224	1.6700e-003	0.0241	1.8247	100.1332	101.9579	0.1298	4.7100e-003	106.6051

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989
Energy	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	23.1004	23.1004	1.1500e-003	2.4000e-004	23.2004
Mobile	0.0494	0.0476	0.4039	7.7000e-004	0.0840	6.3000e-004	0.0847	0.0224	5.8000e-004	0.0230	0.0000	73.2243	73.2243	5.9500e-003	3.6400e-003	74.4578
Waste						0.0000	0.0000		0.0000	0.0000	1.4940	0.0000	1.4940	0.0883	0.0000	3.7014
Water						0.0000	0.0000		0.0000	0.0000	0.3307	3.6143	3.9450	0.0342	8.3000e-004	5.0468
Total	0.1021	0.0543	0.5250	8.1000e-004	0.0840	1.7200e-003	0.0858	0.0224	1.6700e-003	0.0241	1.8247	100.1332	101.9579	0.1298	4.7100e-003	106.6051

	ROG	NOx	CO	SO2	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	Demolition	Demolition	11/1/2023	11/8/2023	5	6	
2	Site Preparation	Site Preparation	11/9/2023	11/21/2023	5	9	
3	Grading	Grading	11/9/2023	11/21/2023	5	9	

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4	Building Construction	Building Construction	11/21/2023	10/15/2024	5	236
5	Architectural Coating	Architectural Coating	10/16/2024	11/5/2024	5	15
6	Paving	Paving	11/7/2024	11/21/2024	5	11

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.38

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 575 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Scrapers	1	8.00	367	0.48
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Scrapers	1	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction		0		63	0.31
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38

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Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	45.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	45.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	16.00	3.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.9800e-003	0.0000	4.9800e-003	7.5000e-004	0.0000	7.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3000e-003	0.0422	0.0406	8.0000e-005		1.8200e-003	1.8200e-003		1.7100e-003	1.7100e-003	0.0000	7.1265	7.1265	1.8600e-003	0.0000	7.1731
Total	4.3000e-003	0.0422	0.0406	8.0000e-005	4.9800e-003	1.8200e-003	6.8000e-003	7.5000e-004	1.7100e-003	2.4600e-003	0.0000	7.1265	7.1265	1.8600e-003	0.0000	7.1731

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0500e-003	8.1000e-004	1.0000e-005	3.9000e-004	3.0000e-005	4.1000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3503	1.3503	7.0000e-005	2.1000e-004	1.4160
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	7.0000e-005	8.9000e-004	0.0000	3.1000e-004	0.0000	3.1000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2506	0.2506	1.0000e-005	1.0000e-005	0.2528
Total	1.6000e-004	3.1200e-003	1.7000e-003	1.0000e-005	7.0000e-004	3.0000e-005	7.2000e-004	1.9000e-004	2.0000e-005	2.1000e-004	0.0000	1.6009	1.6009	8.0000e-005	2.2000e-004	1.6688

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.9800e-003	0.0000	4.9800e-003	7.5000e-004	0.0000	7.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3000e-003	0.0422	0.0406	8.0000e-005		1.8200e-003	1.8200e-003		1.7100e-003	1.7100e-003	0.0000	7.1265	7.1265	1.8600e-003	0.0000	7.1730
Total	4.3000e-003	0.0422	0.0406	8.0000e-005	4.9800e-003	1.8200e-003	6.8000e-003	7.5000e-004	1.7100e-003	2.4600e-003	0.0000	7.1265	7.1265	1.8600e-003	0.0000	7.1730

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0500e-003	8.1000e-004	1.0000e-005	3.9000e-004	3.0000e-005	4.1000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3503	1.3503	7.0000e-005	2.1000e-004	1.4160
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	7.0000e-005	8.9000e-004	0.0000	3.1000e-004	0.0000	3.1000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2506	0.2506	1.0000e-005	1.0000e-005	0.2528
Total	1.6000e-004	3.1200e-003	1.7000e-003	1.0000e-005	7.0000e-004	3.0000e-005	7.2000e-004	1.9000e-004	2.0000e-005	2.1000e-004	0.0000	1.6009	1.6009	8.0000e-005	2.2000e-004	1.6688

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4100e-003	0.0279	0.0177	4.0000e-005		1.0200e-003	1.0200e-003		9.4000e-004	9.4000e-004	0.0000	3.8473	3.8473	1.2400e-003	0.0000	3.8784
Total	2.4100e-003	0.0279	0.0177	4.0000e-005	2.7000e-004	1.0200e-003	1.2900e-003	3.0000e-005	9.4000e-004	9.7000e-004	0.0000	3.8473	3.8473	1.2400e-003	0.0000	3.8784

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3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1446	0.1446	0.0000	0.0000	0.1459
Total	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1446	0.1446	0.0000	0.0000	0.1459

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4100e-003	0.0279	0.0177	4.0000e-005		1.0200e-003	1.0200e-003		9.4000e-004	9.4000e-004	0.0000	3.8473	3.8473	1.2400e-003	0.0000	3.8784
Total	2.4100e-003	0.0279	0.0177	4.0000e-005	2.7000e-004	1.0200e-003	1.2900e-003	3.0000e-005	9.4000e-004	9.7000e-004	0.0000	3.8473	3.8473	1.2400e-003	0.0000	3.8784

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1446	0.1446	0.0000	0.0000	0.1459
Total	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1446	0.1446	0.0000	0.0000	0.1459

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0211	0.0000	0.0211	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7400e-003	0.0831	0.0526	1.3000e-004		3.3500e-003	3.3500e-003		3.0800e-003	3.0800e-003	0.0000	11.5730	11.5730	3.7400e-003	0.0000	11.6666
Total	7.7400e-003	0.0831	0.0526	1.3000e-004	0.0211	3.3500e-003	0.0245	0.0113	3.0800e-003	0.0143	0.0000	11.5730	11.5730	3.7400e-003	0.0000	11.6666

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

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0500e-003	8.1000e-004	1.0000e-005	3.9000e-004	3.0000e-005	4.1000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3503	1.3503	7.0000e-005	2.1000e-004	1.4160
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	8.0000e-005	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2891	0.2891	1.0000e-005	1.0000e-005	0.2917
Total	1.7000e-004	3.1300e-003	1.8400e-003	1.0000e-005	7.5000e-004	3.0000e-005	7.7000e-004	2.1000e-004	2.0000e-005	2.3000e-004	0.0000	1.6395	1.6395	8.0000e-005	2.2000e-004	1.7077

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					0.0211	0.0000	0.0211	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7400e-003	0.0831	0.0526	1.3000e-004		3.3500e-003	3.3500e-003		3.0800e-003	3.0800e-003	0.0000	11.5730	11.5730	3.7400e-003	0.0000	11.6666
Total	7.7400e-003	0.0831	0.0526	1.3000e-004	0.0211	3.3500e-003	0.0245	0.0113	3.0800e-003	0.0143	0.0000	11.5730	11.5730	3.7400e-003	0.0000	11.6666

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

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0500e-003	8.1000e-004	1.0000e-005	3.9000e-004	3.0000e-005	4.1000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3503	1.3503	7.0000e-005	2.1000e-004	1.4160
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	8.0000e-005	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2891	0.2891	1.0000e-005	1.0000e-005	0.2917
Total	1.7000e-004	3.1300e-003	1.8400e-003	1.0000e-005	7.5000e-004	3.0000e-005	7.7000e-004	2.1000e-004	2.0000e-005	2.3000e-004	0.0000	1.6395	1.6395	8.0000e-005	2.2000e-004	1.7077

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.1700e-003	0.0931	0.1029	1.7000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	14.5302	14.5302	4.7000e-003	0.0000	14.6477
Total	9.1700e-003	0.0931	0.1029	1.7000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	14.5302	14.5302	4.7000e-003	0.0000	14.6477

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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0000e-005	1.9300e-003	6.8000e-004	1.0000e-005	2.9000e-004	1.0000e-005	3.0000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.8728	0.8728	3.0000e-005	1.3000e-004	0.9112
Worker	6.3000e-004	4.3000e-004	5.3000e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4906	1.4906	4.0000e-005	4.0000e-005	1.5039
Total	6.8000e-004	2.3600e-003	5.9800e-003	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.3634	2.3634	7.0000e-005	1.7000e-004	2.4151

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	9.1700e-003	0.0931	0.1029	1.7000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	14.5302	14.5302	4.7000e-003	0.0000	14.6477
Total	9.1700e-003	0.0931	0.1029	1.7000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003	0.0000	14.5302	14.5302	4.7000e-003	0.0000	14.6477

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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0000e-005	1.9300e-003	6.8000e-004	1.0000e-005	2.9000e-004	1.0000e-005	3.0000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.8728	0.8728	3.0000e-005	1.3000e-004	0.9112
Worker	6.3000e-004	4.3000e-004	5.3000e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4906	1.4906	4.0000e-005	4.0000e-005	1.5039
Total	6.8000e-004	2.3600e-003	5.9800e-003	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.3634	2.3634	7.0000e-005	1.7000e-004	2.4151

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	0.0616	0.6183	0.7315	1.1800e-003		0.0292	0.0292		0.0269	0.0269	0.0000	103.7509	103.7509	0.0336	0.0000	104.5898
Total	0.0616	0.6183	0.7315	1.1800e-003		0.0292	0.0292		0.0269	0.0269	0.0000	103.7509	103.7509	0.0336	0.0000	104.5898

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

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5000e-004	0.0137	4.7500e-003	6.0000e-005	2.0600e-003	8.0000e-005	2.1400e-003	6.0000e-004	8.0000e-005	6.7000e-004	0.0000	6.1217	6.1217	1.9000e-004	8.9000e-004	6.3908
Worker	4.2100e-003	2.7900e-003	0.0354	1.1000e-004	0.0133	7.0000e-005	0.0134	3.5300e-003	6.0000e-005	3.5900e-003	0.0000	10.3732	10.3732	2.8000e-004	2.7000e-004	10.4620
Total	4.5600e-003	0.0165	0.0402	1.7000e-004	0.0153	1.5000e-004	0.0155	4.1300e-003	1.4000e-004	4.2600e-003	0.0000	16.4949	16.4949	4.7000e-004	1.1600e-003	16.8528

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	0.0616	0.6183	0.7315	1.1800e-003		0.0292	0.0292		0.0269	0.0269	0.0000	103.7508	103.7508	0.0336	0.0000	104.5897
Total	0.0616	0.6183	0.7315	1.1800e-003		0.0292	0.0292		0.0269	0.0269	0.0000	103.7508	103.7508	0.0336	0.0000	104.5897

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

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5000e-004	0.0137	4.7500e-003	6.0000e-005	2.0600e-003	8.0000e-005	2.1400e-003	6.0000e-004	8.0000e-005	6.7000e-004	0.0000	6.1217	6.1217	1.9000e-004	8.9000e-004	6.3908
Worker	4.2100e-003	2.7900e-003	0.0354	1.1000e-004	0.0133	7.0000e-005	0.0134	3.5300e-003	6.0000e-005	3.5900e-003	0.0000	10.3732	10.3732	2.8000e-004	2.7000e-004	10.4620
Total	4.5600e-003	0.0165	0.0402	1.7000e-004	0.0153	1.5000e-004	0.0155	4.1300e-003	1.4000e-004	4.2600e-003	0.0000	16.4949	16.4949	4.7000e-004	1.1600e-003	16.8528

3.6 Architectural Coating - 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					
Archit. Coating	0.0286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3600e-003	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176
Total	0.0299	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176

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3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.8000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1422
Total	6.0000e-005	4.0000e-005	4.8000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1422

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	0.0286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3600e-003	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176
Total	0.0299	9.1400e-003	0.0136	2.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9176

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.8000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1422
Total	6.0000e-005	4.0000e-005	4.8000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1422

3.7 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2500e-003	0.0288	0.0387	6.0000e-005		1.3400e-003	1.3400e-003		1.2500e-003	1.2500e-003	0.0000	5.1703	5.1703	1.5100e-003	0.0000	5.2080
Paving	5.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.7500e-003	0.0288	0.0387	6.0000e-005		1.3400e-003	1.3400e-003		1.2500e-003	1.2500e-003	0.0000	5.1703	5.1703	1.5100e-003	0.0000	5.2080

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3.7 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.7000e-004	2.1200e-003	1.0000e-005	7.9000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6201	0.6201	2.0000e-005	2.0000e-005	0.6254
Total	2.5000e-004	1.7000e-004	2.1200e-003	1.0000e-005	7.9000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6201	0.6201	2.0000e-005	2.0000e-005	0.6254

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2500e-003	0.0288	0.0387	6.0000e-005		1.3400e-003	1.3400e-003		1.2500e-003	1.2500e-003	0.0000	5.1703	5.1703	1.5100e-003	0.0000	5.2080
Paving	5.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.7500e-003	0.0288	0.0387	6.0000e-005		1.3400e-003	1.3400e-003		1.2500e-003	1.2500e-003	0.0000	5.1703	5.1703	1.5100e-003	0.0000	5.2080

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3.7 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.7000e-004	2.1200e-003	1.0000e-005	7.9000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6201	0.6201	2.0000e-005	2.0000e-005	0.6254
Total	2.5000e-004	1.7000e-004	2.1200e-003	1.0000e-005	7.9000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6201	0.6201	2.0000e-005	2.0000e-005	0.6254

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Pico Ave Residential - San Diego Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0494	0.0476	0.4039	7.7000e-004	0.0840	6.3000e-004	0.0847	0.0224	5.8000e-004	0.0230	0.0000	73.2243	73.2243	5.9500e-003	3.6400e-003	74.4578
Unmitigated	0.0494	0.0476	0.4039	7.7000e-004	0.0840	6.3000e-004	0.0847	0.0224	5.8000e-004	0.0230	0.0000	73.2243	73.2243	5.9500e-003	3.6400e-003	74.4578

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	128.00	128.00	128.00	224,672	224,672
Parking Lot	0.00	0.00	0.00		
Total	128.00	128.00	128.00	224,672	224,672

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
Condo/Townhouse High Rise	5.43	5.43	5.43	41.60	18.80	39.60	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751
Parking Lot	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751

5.0 Energy Detail

Pico Ave Residential - San Diego Air Basin, Annual

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

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	16.8879	16.8879	1.0300e-003	1.3000e-004	16.9510
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	16.8879	16.8879	1.0300e-003	1.3000e-004	16.9510
Natural Gas Mitigated	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494
Natural Gas Unmitigated	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494

Pico Ave Residential - San Diego Air Basin, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse High Rise	116417	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494

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					
Condo/Townhouse High Rise	116417	6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		6.3000e-004	5.3600e-003	2.2800e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.2124	6.2124	1.2000e-004	1.1000e-004	6.2494

Pico Ave Residential - San Diego Air Basin, 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			
Condo/Townhouse High Rise	65596.8	16.0667	9.8000e-004	1.2000e-004	16.1267
Parking Lot	3353	0.8213	5.0000e-005	1.0000e-005	0.8243
Total		16.8879	1.0300e-003	1.3000e-004	16.9510

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	65596.8	16.0667	9.8000e-004	1.2000e-004	16.1267
Parking Lot	3353	0.8213	5.0000e-005	1.0000e-005	0.8243
Total		16.8879	1.0300e-003	1.3000e-004	16.9510

6.0 Area Detail

Pico Ave Residential - San Diego Air Basin, Annual

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989
Unmitigated	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989

Pico Ave Residential - San Diego Air Basin, Annual

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0346					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.5700e-003	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989
Total	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989

Pico Ave Residential - San Diego Air Basin, 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	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0346					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.5700e-003	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989
Total	0.0521	1.3700e-003	0.1188	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.1942	0.1942	1.9000e-004	0.0000	0.1989

7.0 Water Detail

7.1 Mitigation Measures Water

Pico Ave Residential - San Diego Air Basin, 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	3.9450	0.0342	8.3000e-004	5.0468
Unmitigated	3.9450	0.0342	8.3000e-004	5.0468

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	1.04246 / 0.106431	3.9450	0.0342	8.3000e-004	5.0468
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		3.9450	0.0342	8.3000e-004	5.0468

Pico Ave Residential - San Diego Air Basin, 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			
Condo/Townhouse High Rise	1.04246 / 0.106431	3.9450	0.0342	8.3000e-004	5.0468
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		3.9450	0.0342	8.3000e-004	5.0468

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.4940	0.0883	0.0000	3.7014
Unmitigated	1.4940	0.0883	0.0000	3.7014

Pico Ave Residential - San Diego Air Basin, 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			
Condo/Townhouse High Rise	7.36	1.4940	0.0883	0.0000	3.7014
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.4940	0.0883	0.0000	3.7014

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	7.36	1.4940	0.0883	0.0000	3.7014
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.4940	0.0883	0.0000	3.7014

9.0 Operational Offroad

Pico Ave Residential - San Diego Air Basin, 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
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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

Pico Ave Residential - San Diego Air Basin, Summer

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

**Pico Ave Residential
San Diego Air Basin, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	9.58	1000sqft	0.38	9,580.00	0
Condo/Townhouse High Rise	16.00	Dwelling Unit	0.30	8,700.00	46

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - land use sfs/acreages from client data needs 1/ 2023
- Construction Phase - per applicant data needs list 1/23
- Off-road Equipment -
- Off-road Equipment - Added scrapper per applicant
- Off-road Equipment - added one scrapper per data needs
- Off-road Equipment -
- Demolition - per applicant
- Grading - net import of 460 cy per applicant
- Architectural Coating - Comply with SDAPCD Rule 67
- Vehicle Trips - rates from Transpo Memo LLG 2023; lengths calculated from VMT

Pico Ave Residential - San Diego Air Basin, Summer

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

Woodstoves - No fireplaces

Water And Wastewater - landscape max water use from Landscape Plan 2022

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	50.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	100.00	236.00
tblConstructionPhase	NumDays	10.00	6.00
tblConstructionPhase	NumDays	2.00	9.00
tblConstructionPhase	NumDays	5.00	11.00
tblConstructionPhase	NumDays	1.00	9.00
tblFireplaces	NumberGas	8.80	0.00
tblFireplaces	NumberNoFireplace	1.60	16.00
tblFireplaces	NumberWood	5.60	0.00
tblGrading	AcresOfGrading	15.75	1.50
tblGrading	AcresOfGrading	4.50	0.50
tblGrading	MaterialImported	0.00	460.00
tblLandUse	LandUseSquareFeet	16,000.00	8,700.00
tblLandUse	LotAcreage	0.22	0.38
tblLandUse	LotAcreage	0.25	0.30
tblVehicleTrips	HO_TL	7.50	5.43
tblVehicleTrips	HS_TL	7.30	5.43
tblVehicleTrips	HW_TL	10.80	5.43
tblVehicleTrips	ST_TR	4.91	8.00
tblVehicleTrips	SU_TR	4.09	8.00
tblVehicleTrips	WD_TR	5.44	8.00
tblWater	OutdoorWaterUseRate	657,205.82	106,431.00

Pico Ave Residential - San Diego Air Basin, Summer

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

tblWoodstoves	NumberCatalytic	0.80	0.00
tblWoodstoves	NumberNoncatalytic	0.80	0.00

2.0 Emissions Summary

Pico Ave Residential - San Diego Air Basin, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.9870	31.9049	23.6816	0.0563	5.1147	1.2994	6.4141	2.6055	1.1957	3.8012	0.0000	5,509.1780	5,509.1780	1.6037	0.0813	5,569.4916
2024	3.9955	6.1261	7.4726	0.0131	0.1518	0.2838	0.4356	0.0407	0.2612	0.3019	0.0000	1,286.0066	1,286.0066	0.3623	0.0122	1,298.6909
Maximum	3.9955	31.9049	23.6816	0.0563	5.1147	1.2994	6.4141	2.6055	1.1957	3.8012	0.0000	5,509.1780	5,509.1780	1.6037	0.0813	5,569.4916

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.9870	31.9049	23.6816	0.0563	5.1147	1.2994	6.4141	2.6055	1.1957	3.8012	0.0000	5,509.1780	5,509.1780	1.6037	0.0813	5,569.4916
2024	3.9955	6.1261	7.4726	0.0131	0.1518	0.2838	0.4356	0.0407	0.2612	0.3019	0.0000	1,286.0066	1,286.0066	0.3623	0.0122	1,298.6909
Maximum	3.9955	31.9049	23.6816	0.0563	5.1147	1.2994	6.4141	2.6055	1.1957	3.8012	0.0000	5,509.1780	5,509.1780	1.6037	0.0813	5,569.4916

Pico Ave Residential - San Diego Air Basin, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360
Energy	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465
Mobile	0.2874	0.2440	2.1679	4.4100e-003	0.4730	3.4400e-003	0.4764	0.1260	3.2100e-003	0.1292		460.7075	460.7075	0.0343	0.0211	467.8553
Total	0.5965	0.2886	3.5002	4.6700e-003	0.4730	0.0131	0.4861	0.1260	0.0129	0.1389	0.0000	500.6100	500.6100	0.0373	0.0218	508.0378

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	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360
Energy	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465
Mobile	0.2874	0.2440	2.1679	4.4100e-003	0.4730	3.4400e-003	0.4764	0.1260	3.2100e-003	0.1292		460.7075	460.7075	0.0343	0.0211	467.8553
Total	0.5965	0.2886	3.5002	4.6700e-003	0.4730	0.0131	0.4861	0.1260	0.0129	0.1389	0.0000	500.6100	500.6100	0.0373	0.0218	508.0378

Pico Ave Residential - San Diego Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	Demolition	Demolition	11/1/2023	11/8/2023	5	6	
2	Site Preparation	Site Preparation	11/9/2023	11/21/2023	5	9	
3	Grading	Grading	11/9/2023	11/21/2023	5	9	
4	Building Construction	Building Construction	11/21/2023	10/15/2024	5	236	
5	Architectural Coating	Architectural Coating	10/16/2024	11/5/2024	5	15	
6	Paving	Paving	11/7/2024	11/21/2024	5	11	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.38

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 575 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Scrapers	1	8.00	367	0.48
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41

Pico Ave Residential - San Diego Air Basin, Summer

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

Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Scrapers	1	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction		0		63	0.31
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	45.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	45.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	16.00	3.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Pico Ave Residential - San Diego Air Basin, Summer

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6611	0.0000	1.6611	0.2515	0.0000	0.2515			0.0000			0.0000
Off-Road	1.4331	14.0621	13.5297	0.0272		0.6069	0.6069		0.5686	0.5686		2,618.534 3	2,618.534 3	0.6844		2,635.644 5
Total	1.4331	14.0621	13.5297	0.0272	1.6611	0.6069	2.2680	0.2515	0.5686	0.8202		2,618.534 3	2,618.534 3	0.6844		2,635.644 5

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	0.0170	0.9811	0.2695	4.4900e-003	0.1312	8.3300e-003	0.1395	0.0360	7.9700e-003	0.0439		495.9580	495.9580	0.0250	0.0789	520.0862
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	0.0356	0.0221	0.3128	9.4000e-004	0.1068	5.7000e-004	0.1074	0.0283	5.3000e-004	0.0289		96.5710	96.5710	2.5800e-003	2.3800e-003	97.3441
Total	0.0525	1.0032	0.5823	5.4300e-003	0.2380	8.9000e-003	0.2469	0.0643	8.5000e-003	0.0728		592.5290	592.5290	0.0276	0.0813	617.4303

Pico Ave Residential - San Diego Air Basin, Summer

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6611	0.0000	1.6611	0.2515	0.0000	0.2515			0.0000			0.0000
Off-Road	1.4331	14.0621	13.5297	0.0272		0.6069	0.6069		0.5686	0.5686	0.0000	2,618.534 3	2,618.534 3	0.6844		2,635.644 5
Total	1.4331	14.0621	13.5297	0.0272	1.6611	0.6069	2.2680	0.2515	0.5686	0.8202	0.0000	2,618.534 3	2,618.534 3	0.6844		2,635.644 5

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	0.0170	0.9811	0.2695	4.4900e-003	0.1312	8.3300e-003	0.1395	0.0360	7.9700e-003	0.0439		495.9580	495.9580	0.0250	0.0789	520.0862
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	0.0356	0.0221	0.3128	9.4000e-004	0.1068	5.7000e-004	0.1074	0.0283	5.3000e-004	0.0289		96.5710	96.5710	2.5800e-003	2.3800e-003	97.3441
Total	0.0525	1.0032	0.5823	5.4300e-003	0.2380	8.9000e-003	0.2469	0.0643	8.5000e-003	0.0728		592.5290	592.5290	0.0276	0.0813	617.4303

Pico Ave Residential - San Diego Air Basin, Summer

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0589	0.0000	0.0589	6.3600e-003	0.0000	6.3600e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.0589	0.2266	0.2855	6.3600e-003	0.2084	0.2148		942.4317	942.4317	0.3048		950.0517

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	0.0137	8.4900e-003	0.1203	3.6000e-004	0.0411	2.2000e-004	0.0413	0.0109	2.0000e-004	0.0111		37.1427	37.1427	9.9000e-004	9.1000e-004	37.4400
Total	0.0137	8.4900e-003	0.1203	3.6000e-004	0.0411	2.2000e-004	0.0413	0.0109	2.0000e-004	0.0111		37.1427	37.1427	9.9000e-004	9.1000e-004	37.4400

Pico Ave Residential - San Diego Air Basin, Summer

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0589	0.0000	0.0589	6.3600e-003	0.0000	6.3600e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.0589	0.2266	0.2855	6.3600e-003	0.2084	0.2148	0.0000	942.4317	942.4317	0.3048		950.0517

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	0.0137	8.4900e-003	0.1203	3.6000e-004	0.0411	2.2000e-004	0.0413	0.0109	2.0000e-004	0.0111		37.1427	37.1427	9.9000e-004	9.1000e-004	37.4400
Total	0.0137	8.4900e-003	0.1203	3.6000e-004	0.0411	2.2000e-004	0.0413	0.0109	2.0000e-004	0.0111		37.1427	37.1427	9.9000e-004	9.1000e-004	37.4400

Pico Ave Residential - San Diego Air Basin, Summer

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					4.6933	0.0000	4.6933	2.5018	0.0000	2.5018			0.0000			0.0000
Off-Road	1.7203	18.4623	11.6887	0.0293		0.7449	0.7449		0.6853	0.6853		2,834.900 1	2,834.900 1	0.9169		2,857.821 7
Total	1.7203	18.4623	11.6887	0.0293	4.6933	0.7449	5.4382	2.5018	0.6853	3.1871		2,834.900 1	2,834.900 1	0.9169		2,857.821 7

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	0.0113	0.6541	0.1797	2.9900e-003	0.0875	5.5500e-003	0.0930	0.0240	5.3100e-003	0.0293		330.6387	330.6387	0.0167	0.0526	346.7241
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	0.0274	0.0170	0.2406	7.3000e-004	0.0822	4.4000e-004	0.0826	0.0218	4.1000e-004	0.0222		74.2854	74.2854	1.9900e-003	1.8300e-003	74.8801
Total	0.0387	0.6711	0.4203	3.7200e-003	0.1696	5.9900e-003	0.1756	0.0458	5.7200e-003	0.0515		404.9240	404.9240	0.0187	0.0544	421.6042

Pico Ave Residential - San Diego Air Basin, Summer

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

3.4 Grading - 2023

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					4.6933	0.0000	4.6933	2.5018	0.0000	2.5018			0.0000			0.0000
Off-Road	1.7203	18.4623	11.6887	0.0293		0.7449	0.7449		0.6853	0.6853	0.0000	2,834.900 1	2,834.900 1	0.9169		2,857.821 7
Total	1.7203	18.4623	11.6887	0.0293	4.6933	0.7449	5.4382	2.5018	0.6853	3.1871	0.0000	2,834.900 1	2,834.900 1	0.9169		2,857.821 7

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	0.0113	0.6541	0.1797	2.9900e-003	0.0875	5.5500e-003	0.0930	0.0240	5.3100e-003	0.0293		330.6387	330.6387	0.0167	0.0526	346.7241
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	0.0274	0.0170	0.2406	7.3000e-004	0.0822	4.4000e-004	0.0826	0.0218	4.1000e-004	0.0222		74.2854	74.2854	1.9900e-003	1.8300e-003	74.8801
Total	0.0387	0.6711	0.4203	3.7200e-003	0.1696	5.9900e-003	0.1756	0.0458	5.7200e-003	0.0515		404.9240	404.9240	0.0187	0.0544	421.6042

Pico Ave Residential - San Diego Air Basin, Summer

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

3.5 Building Construction - 2023

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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5800e-003	0.1286	0.0463	6.1000e-004	0.0203	7.8000e-004	0.0211	5.8500e-003	7.5000e-004	6.6000e-003		66.3141	66.3141	2.0100e-003	9.6000e-003	69.2257
Worker	0.0438	0.0272	0.3850	1.1600e-003	0.1314	7.1000e-004	0.1321	0.0349	6.5000e-004	0.0355		118.8566	118.8566	3.1800e-003	2.9300e-003	119.8081
Total	0.0473	0.1558	0.4314	1.7700e-003	0.1518	1.4900e-003	0.1532	0.0407	1.4000e-003	0.0421		185.1707	185.1707	5.1900e-003	0.0125	189.0338

Pico Ave Residential - San Diego Air Basin, Summer

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.5800e-003	0.1286	0.0463	6.1000e-004	0.0203	7.8000e-004	0.0211	5.8500e-003	7.5000e-004	6.6000e-003		66.3141	66.3141	2.0100e-003	9.6000e-003	69.2257
Worker	0.0438	0.0272	0.3850	1.1600e-003	0.1314	7.1000e-004	0.1321	0.0349	6.5000e-004	0.0355		118.8566	118.8566	3.1800e-003	2.9300e-003	119.8081
Total	0.0473	0.1558	0.4314	1.7700e-003	0.1518	1.4900e-003	0.1532	0.0407	1.4000e-003	0.0421		185.1707	185.1707	5.1900e-003	0.0125	189.0338

Pico Ave Residential - San Diego Air Basin, Summer

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

3.5 Building Construction - 2024

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	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.4500e-003	0.1277	0.0453	6.0000e-004	0.0203	7.9000e-004	0.0211	5.8500e-003	7.5000e-004	6.6000e-003		65.1579	65.1579	2.0600e-003	9.4300e-003	68.0206
Worker	0.0411	0.0244	0.3598	1.1200e-003	0.1314	6.7000e-004	0.1321	0.0349	6.2000e-004	0.0355		115.8653	115.8653	2.9000e-003	2.7300e-003	116.7526
Total	0.0446	0.1522	0.4051	1.7200e-003	0.1518	1.4600e-003	0.1532	0.0407	1.3700e-003	0.0421		181.0232	181.0232	4.9600e-003	0.0122	184.7732

Pico Ave Residential - San Diego Air Basin, Summer

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

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.4500e-003	0.1277	0.0453	6.0000e-004	0.0203	7.9000e-004	0.0211	5.8500e-003	7.5000e-004	6.6000e-003		65.1579	65.1579	2.0600e-003	9.4300e-003	68.0206
Worker	0.0411	0.0244	0.3598	1.1200e-003	0.1314	6.7000e-004	0.1321	0.0349	6.2000e-004	0.0355		115.8653	115.8653	2.9000e-003	2.7300e-003	116.7526
Total	0.0446	0.1522	0.4051	1.7200e-003	0.1518	1.4600e-003	0.1532	0.0407	1.3700e-003	0.0421		181.0232	181.0232	4.9600e-003	0.0122	184.7732

Pico Ave Residential - San Diego Air Basin, Summer

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

3.6 Architectural Coating - 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					
Archit. Coating	3.8070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	3.9878	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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	7.7100e-003	4.5800e-003	0.0675	2.1000e-004	0.0246	1.3000e-004	0.0248	6.5400e-003	1.2000e-004	6.6500e-003		21.7247	21.7247	5.4000e-004	5.1000e-004	21.8911
Total	7.7100e-003	4.5800e-003	0.0675	2.1000e-004	0.0246	1.3000e-004	0.0248	6.5400e-003	1.2000e-004	6.6500e-003		21.7247	21.7247	5.4000e-004	5.1000e-004	21.8911

Pico Ave Residential - San Diego Air Basin, Summer

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

3.6 Architectural Coating - 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					
Archit. Coating	3.8070					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	3.9878	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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	7.7100e-003	4.5800e-003	0.0675	2.1000e-004	0.0246	1.3000e-004	0.0248	6.5400e-003	1.2000e-004	6.6500e-003		21.7247	21.7247	5.4000e-004	5.1000e-004	21.8911
Total	7.7100e-003	4.5800e-003	0.0675	2.1000e-004	0.0246	1.3000e-004	0.0248	6.5400e-003	1.2000e-004	6.6500e-003		21.7247	21.7247	5.4000e-004	5.1000e-004	21.8911

Pico Ave Residential - San Diego Air Basin, Summer

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

3.7 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6809	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858

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	0.0462	0.0275	0.4048	1.2600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		130.3484	130.3484	3.2600e-003	3.0800e-003	131.3466
Total	0.0462	0.0275	0.4048	1.2600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		130.3484	130.3484	3.2600e-003	3.0800e-003	131.3466

Pico Ave Residential - San Diego Air Basin, Summer

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

3.7 Paving - 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	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0905					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6809	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858

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	0.0462	0.0275	0.4048	1.2600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		130.3484	130.3484	3.2600e-003	3.0800e-003	131.3466
Total	0.0462	0.0275	0.4048	1.2600e-003	0.1479	7.6000e-004	0.1486	0.0392	7.0000e-004	0.0399		130.3484	130.3484	3.2600e-003	3.0800e-003	131.3466

Pico Ave Residential - San Diego Air Basin, 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	0.2874	0.2440	2.1679	4.4100e-003	0.4730	3.4400e-003	0.4764	0.1260	3.2100e-003	0.1292		460.7075	460.7075	0.0343	0.0211	467.8553
Unmitigated	0.2874	0.2440	2.1679	4.4100e-003	0.4730	3.4400e-003	0.4764	0.1260	3.2100e-003	0.1292		460.7075	460.7075	0.0343	0.0211	467.8553

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	128.00	128.00	128.00	224,672	224,672
Parking Lot	0.00	0.00	0.00		
Total	128.00	128.00	128.00	224,672	224,672

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
Condo/Townhouse High Rise	5.43	5.43	5.43	41.60	18.80	39.60	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Pico Ave Residential - San Diego Air Basin, 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
Condo/Townhouse High Rise	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751
Parking Lot	0.561854	0.062428	0.177046	0.117565	0.023832	0.006317	0.008949	0.006298	0.000705	0.000577	0.028723	0.000955	0.004751

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	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465
NaturalGas Unmitigated	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465

Pico Ave Residential - San Diego Air Basin, Summer

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse High Rise	318.95	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465

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					
Condo/Townhouse High Rise	0.31895	3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.4400e-003	0.0294	0.0125	1.9000e-004		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003		37.5236	37.5236	7.2000e-004	6.9000e-004	37.7465

6.0 Area Detail

Pico Ave Residential - San Diego Air Basin, Summer

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360
Unmitigated	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360

Pico Ave Residential - San Diego Air Basin, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1896					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0397	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003		2.3789	2.3789	2.2800e-003		2.4360
Total	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360

Pico Ave Residential - San Diego Air Basin, Summer

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

6.2 Area by SubCategory

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	0.0764					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1896					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0397	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003		2.3789	2.3789	2.2800e-003		2.4360
Total	0.3057	0.0152	1.3198	7.0000e-005		7.3200e-003	7.3200e-003		7.3200e-003	7.3200e-003	0.0000	2.3789	2.3789	2.2800e-003	0.0000	2.4360

7.0 Water Detail

7.1 Mitigation Measures Water

Pico Ave Residential - San Diego Air Basin, 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
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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
