Appendix A
Air Quality Technical Report

AIR QUALITY ASSESSMENT

Jefferson Oceanside Apartments
Multi-Family Mixed Use Development

City of Oceanside, CA

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EXECUTIVE SUMMARY

This air quality assessment has been completed to determine the air quality impacts associated with the development of the proposed Jefferson Oceanside Apartment project. The site is located just south of the Crouch light rail station or south of the intersection Skylark Drive and Crouch Street in Oceanside, in central coastal San Diego County. The community would be situated on an approximately 19-acre project site and would consist of 295 apartment units and 3,000 Square Feet (SF) of retail space. In addition, the project includes on- and off-site utility improvements, S. Oceanside Boulevard roadway extension and Crouch Street improvements. All construction phases (i.e., grading through construction) of the proposed project are anticipated to be complete sometime in late 2025 and full buildout operations are expected in 2026.

Project design features (PDFs) have been included in this project. The applicant has agreed to implement all PDFs, which will be included in the project's Conditions of Approval. These PDFs include the following:

1. The project would install low flow water fixtures in all residential units and retail area.
2. All lighting within the project will be designed using LED technology for both indoor and outdoor areas.
3. The project would provide separate waste containers to allow for simpler material separations, or the project would pay for a waste collection service that recycles the materials in accordance with AB 341 to achieve a 75% waste diversion.
4. The project would not install hearth (fireplace) options in residential units.
5. The project would install water efficient/drought tolerant and/or native landscape, use smart evapotranspiration controllers, would use reclaimed water on non-agricultural project landscaping areas and would limit conventional turf.
6. The project is located within walking distance to Crouch Street Rail station and is within walking distance to retail and commercial centers areas.
7. The project would comply with ENERGYSTAR appliance requirements and would meet ENERGYSTAR for Homes.
8. The project would be required to utilize Tier 3 construction Equipment with Diesel Particulate Filters (DPF) attached or equivalent.
9. The project would install high-efficiency HVAC systems.
10. The project would install 413 kilowatts (kW) of solar within the development.
11. The project would meet all Electric Vehicle (EV) Charging Station requirements and will install 35 EV charging stations

PDFs 1-8 above have been quantified in this analysis, while PDFs 9-11 are not specifically analyzed quantitatively in this analysis. As a result, the proposed project emissions are conservative.

During construction of the proposed project, fugitive dust emissions will be expected during grading and construction operations. Based upon modeling results, these activities would generate less than significant air quality impacts when compared to screening thresholds established by the San Diego Air Pollution Control District (SDAPCD). Therefore, the project would not require mitigation. Also, based on the project size, emissions and relative location to nearby cumulative projects, the proposed project would generate less than significant cumulative construction impacts.

As part of the City's Housing Element the Community Commercial use allows for a density of up to 29 Units per gross acre and estimates that the project could be developed with as many as 305 units (City of Oceanside, 2013). The project site has been designed to have a density of 22.9 units per acre with some retail. Since the proposed project would construct only 295 of the projected 305 units within the housing element, the project would be consistent with RAQS and the SIP. These updated projections will accurately reflect anticipated growth due to the Housing Element.

A diesel particulate matter (DPM) screening-level health risk assessment for construction was conducted to determine the project's potential for generating health risk impacts to nearby sensitive receptors during short-term construction activities. The result of the health risk assessment indicates that the proposed project would not increase diesel particulates to a level which would exceed the 10 in one million cancer risk threshold. The project does not contain any industrial uses that have the potential to create a health risk at adjacent land uses. Therefore, no operational health risks are anticipated and no analysis was required. Given this, impacts to health risks would be less than significant.

A cursory review of potential offsite health risk sources to the project site was conducted and based on that review no significant sources exist. The nearby Crouch Street light rail station was considered as a potential source however since the light rail station consisted of much smaller trains which stopped at the site as well as two weekly pass by freight trips was ruled out as a major health risk since the light rail station and two freight pass by trips does not classify as a rail yard. With this, the project site would not meet California Air Resources Board's (CARB) locational guidance for preparation of such an analysis. Given this, impacts to health risks would be less than significant.

Air Quality emissions from the operations of the proposed project would not exceed significance thresholds established by the SDAPCD, and therefore would generate less than significant air quality impacts under CEQA.

The proposed project has been designed to conform to the Housing Element of the City's General Plan. Also, the City has updated SANDAG with growth projections approved by the City within the

Housing Element. Since the project has been designed in accordance with growth projections identified within the Housing Element, and since direct construction and operational impacts are not expected, the project would be consistent with San Diego's Regional Air Quality Strategy (RAQS) and would also conform to the State Implement Plan (SIP).

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the proposed project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people due to the project's location and distance from any residential receptors and due to prevailing winds which blow from west to east towards open space/undeveloped lands. Therefore, impacts associated with odors during construction would be less than significant.

Generally, land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project would not specifically fit within these general categories and would be expected to generate less than significant odor impacts.

The proposed commercial/retail use may however contain a fast-food restaurant without a drive through. Odor impacts from restaurants are possible though mitigated through the use of exhaust filtration systems which are fairly typical. Should a fast-food restaurant utilize the commercial/retail space proposed, exhaust filtration systems will be required and the restaurant applicant would be required to demonstrate compliance.

1.0 INTRODUCTION

1.1 Purpose of this Study

The purpose of this Air Quality Assessment is to determine potential significant air quality impacts (if any) that may be created by either construction or operational emissions (short term or long term) from the proposed project. Should impacts be determined, the intent of this study would be to recommend suitable mitigation measures to reduce impacts to the extent feasible.

1.2 Project Location

The project site is located just south of the Crouch Light Rail Station or south of the intersection Skylark Drive and Crouch Street in Oceanside, in central coastal San Diego County. An existing single-family residential development lies south of the project site. A commercial office park is located west of the development and undeveloped land exists to the east.

The site is within walking/biking distance to Crouch Street Station (<0.1 miles), also retail shopping and food stores are located across Oceanside Boulevard a short walk north along Crouch Street. A general Project vicinity map is shown in Figure 1-A of this report.

1.3 Project Description

The proposed project includes 295 dwelling units of residential apartments and 3,000 square feet of specialty retail, including potential restaurant uses. The proposed site development plan is shown on Figure 1-B. The site is currently zoned Community Commercial (CC) and a conditional use permit and Mixed Use Development Plan are required to allow for up to 29 units per acre. The project site is approximately 19 acres; however, extreme slopes exist to the south of the project site. Based on this, the buildable area onsite is only 12.87 acres; therefore, the net density is approximately 22.9 units per acre.

Access to the project site will be along the future roadway of South Oceanside Boulevard which connects to the existing roads of Crouch Street and Union Plaza Court. The project includes on- and off-site utility improvements, S. Oceanside Boulevard roadway extension and Crouch Street roadway improvements.

It is expected that the proposed project would begin construction in 2023 and be completed roughly two years later with full occupancy and operations expected in 2026. During the grading phase of the Project, it is expected that an export of up to 10,100 cubic yards (CY) will be required.

As part of the City's Housing Element the Community Commercial use allows for a density of up to 29 Units per gross acre and estimates that the project could be developed with as many as 305 units (City of Oceanside, 2013). As mentioned above, the project site has been designed to have a density of 22.9 units per acre with some retail. Since the proposed project would construct only 295 of the projected 305 units within the housing element, the project would be consistent with RAQS and the SIP. These updated projections will accurately reflect anticipated growth due to the Housing Element.

1.4 Project Design Features

The proposed project would implement Project Design Features (PDFs) specifically chosen to reduce both greenhouse gas and air quality emissions. These PDFs would promote sustainability through site design that would conserve energy, water, open space, and other natural resources, and would become specific Conditions of Approval (COA) by the City of Oceanside:

1. The project would install low flow water fixtures in all residential units and retail area.
2. All lighting within the project will be designed using LED technology for both indoor and outdoor areas.
3. The project would provide separate waste containers to allow for simpler material separations, or the project would pay for a waste collection service that recycles the materials in accordance with AB 341 to achieve a 75% waste diversion.
4. The project would not install hearth (fireplace) options in residential units.
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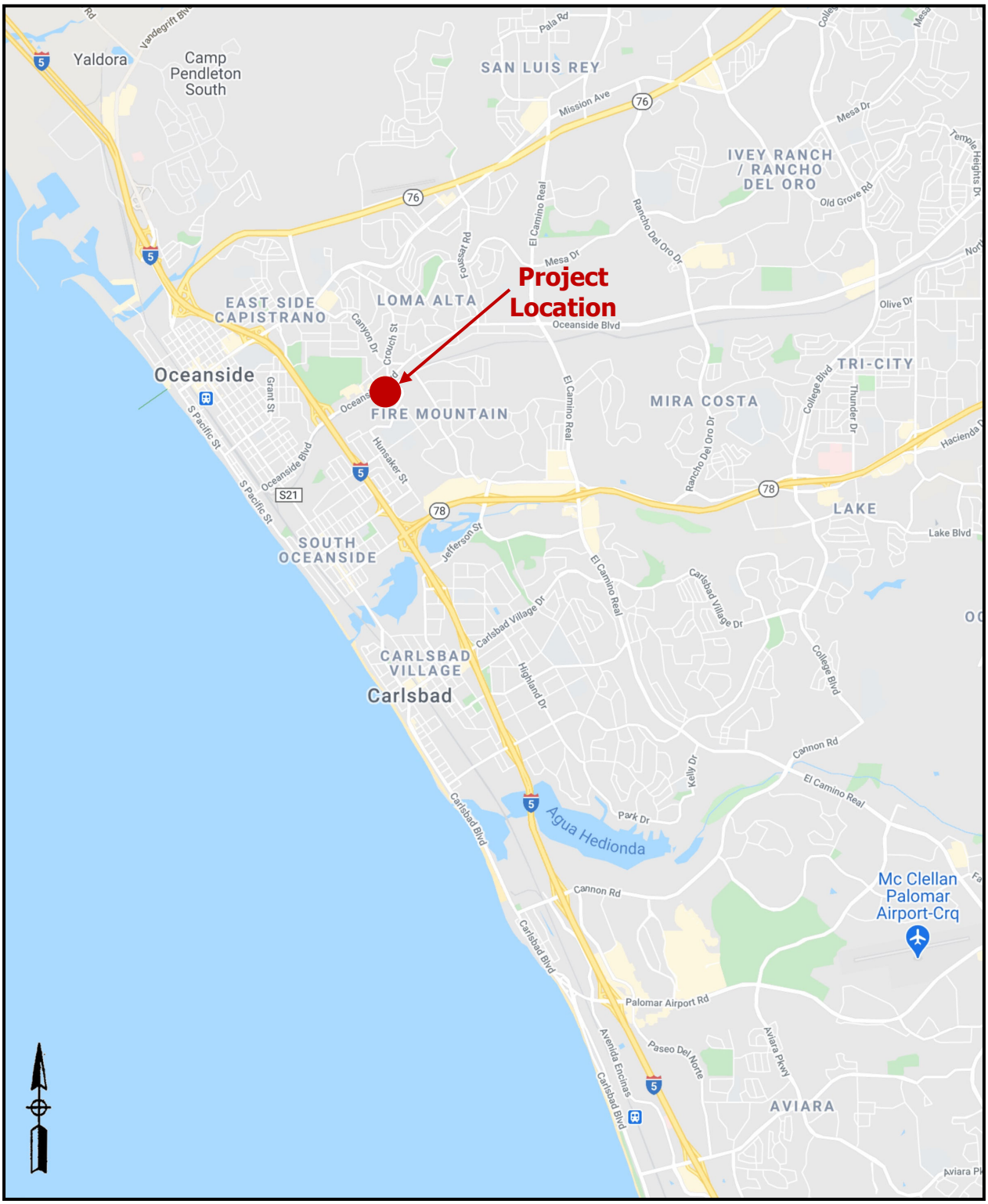
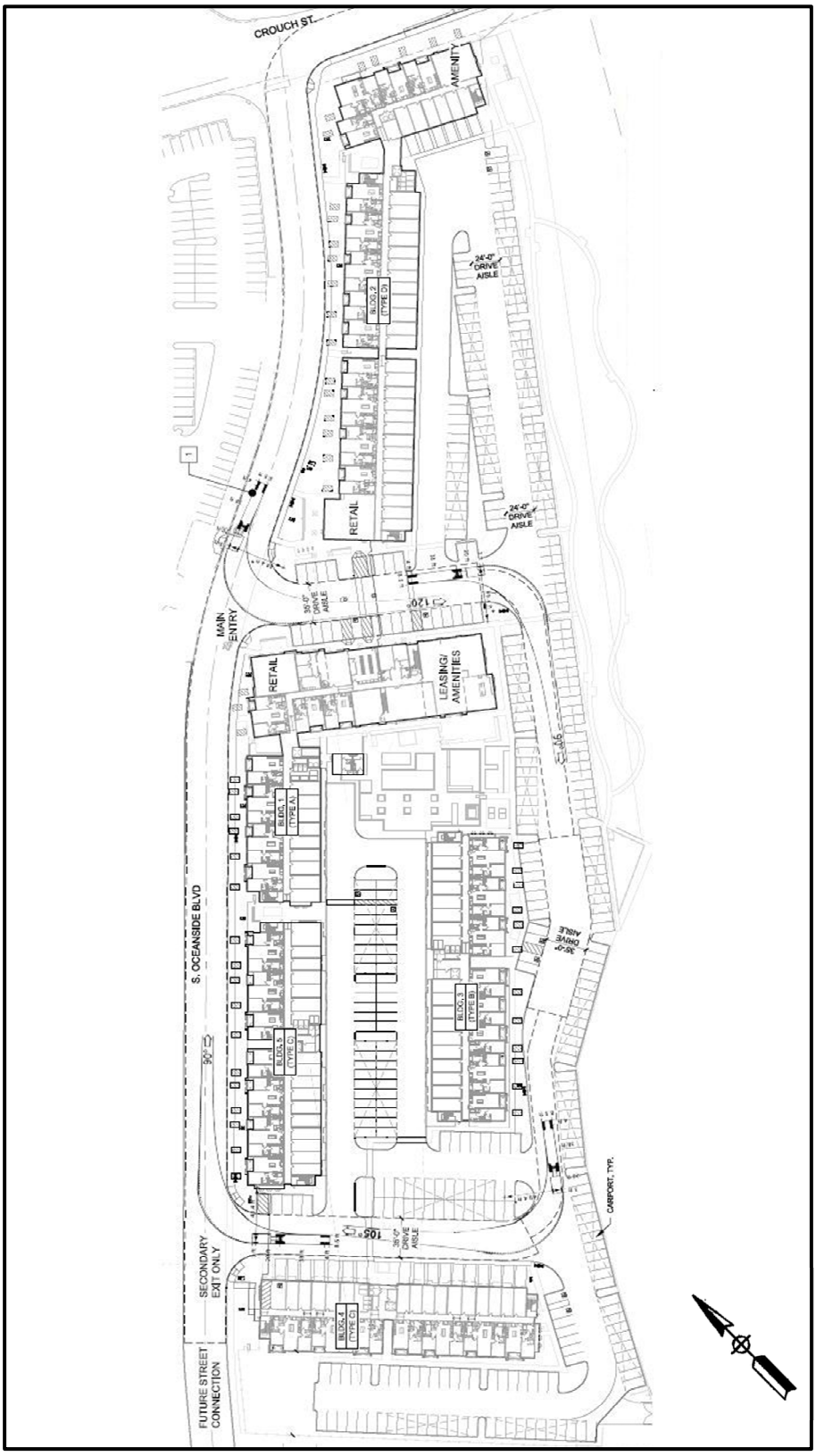
Figure 1-A: Project Vicinity Map



Source: (Google, 2021)

Figure 1-B: Project Configuration



Source: (ADC, 2022)

2.0 EXISTING ENVIRONMENTAL SETTING

2.1 Existing Setting

The existing site is mostly a vacant lot located south of the existing Crouch Street rail station within the City of Oceanside. A residential development exists to the south of the project site while mostly commercial surrounds the site to the west and north. A vacant lot exists to the east of the project. The site is mostly flat along the frontage of Oceanside Boulevard with elevations roughly 35 feet above mean sea level (MSL). The site then raises to roughly 130 feet above MSL to the southern terminus of the site.

The project is located near the Crouch Street Sprinter light rail station with typical service between about 4 AM to Midnight daily and in each direction. Overall, the Crouch Street Sprinter light rail station would have roughly 80 trips per day. Each train would stop at Crouch Street Station and would be stopped long enough for passengers to exit and enter with typical durations lasting approximately one minute. In addition to the light rail, the rails serve freight once per week. This freight would pass by the site in each direction from Escondido for a total of two pass by events weekly.

2.2 Climate (Oceanside)

Climate within the San Diego Air Basin (SDAB) area varies dramatically over short geographical distances due to size and topography. Most of southern California is dominated by high-pressure systems for much of the year, which keeps the high desert mostly sunny and warm. Typically, during the winter months, the high-pressure system drops to the south and brings cooler, moister weather from the north. Prevailing winds are generally westerly flowing towards the east for most of the year; however, during the autumn and winter, it is common for strong warm dry winds originating in the desert having a more easterly flow characteristic.

Meteorological trends within Oceanside produce daytime highs typically ranging between 65ºF in the winter to approximately 78ºF in the summer with August usually being the hottest month. Median temperatures range from approximately 55ºF in the winter to approximately 70ºF in the summer. The average humidity is approximately 64% in the winter and about 72% in the summer (City-Data, 2020).

2.3 Regulatory Standards

2.3.1 Federal Standards and Definitions

The Federal Air Quality Standards were developed per the requirements of The Federal Clean Air Act, which is a federal law that was passed in 1970 and further amended in 1990. This law provides the basis for the national air pollution control effort. An important element of the act included the development of national ambient air quality standards (NAAQS) for major air pollutants.

The Clean Air Act established two types of air quality standards otherwise known as primary and secondary standards. ***Primary Standards*** set limits for the intention of protecting public health, which includes sensitive populations such as asthmatics, children and elderly. ***Secondary Standards*** set limits to protect public welfare to include the protection against decreased visibility, damage to animals, crops, vegetation and buildings.

The EPA Office of Air Quality Planning and Standards (OAQPS) has set NAAQS for principal pollutants, which are called "criteria" pollutants. These pollutants are defined below:

1. ***Carbon Monoxide (CO):*** *is a colorless, odorless, and tasteless gas and is produced from the partial combustion of carbon-containing compounds, notably in internal-combustion engines. Carbon monoxide usually forms when there is a reduced availability of oxygen present during the combustion process. Exposure to CO near the levels of the ambient air quality standards can lead to fatigue, headaches, confusion, and dizziness. CO interferes with the blood's ability to carry oxygen.*
2. ***Lead (Pb):*** *is a potent neurotoxin that accumulates in soft tissues and bone over time. The major sources of lead emissions have historically been motor vehicles (such as cars and trucks) and industrial sources. Because lead is only slowly excreted, exposures to small amounts of lead from a variety of sources can accumulate to harmful levels. Effects from inhalation of lead near the level of the ambient air quality standard include impaired blood formation and nerve conduction. Lead can adversely affect the nervous, reproductive, digestive, immune, and blood-forming systems. Symptoms can include fatigue, anxiety, short-term memory loss, depression, weakness in the extremities, and learning disabilities in children.*
3. ***Nitrogen Dioxide (NO_2):*** *is a reactive, oxidizing gas capable of damaging cells lining the respiratory tract and is one of the nitrogen oxides emitted from high-temperature combustion, such as those occurring in trucks, cars, power plants, home heaters, and gas stoves. In the presence of other air contaminants, NO_2 is usually visible as a reddish-brown air layer over urban areas. NO_2 along with other traffic-related pollutants is associated with respiratory symptoms, respiratory illness and respiratory impairment. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO_2 above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO_2 exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.*
4. ***Particulate Matter (PM_{10} or $PM_{2.5}$):*** *is a complex mixture of tiny particles that consists of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. These particles vary in shape, size and chemical composition, and can be made up of multiple materials such*

as metal, soot, soil, and dust. PM_{10} particles are 10 microns (µm) or less and $PM_{2.5}$ particles are 2.5 (µm) or less. These particles can contribute significantly to regional haze and reduction of visibility in California. Exposure to PM levels exceeding current air quality standards increases the risk of allergies such as asthma and respiratory illness.

5. ***Ozone (O_3)**: is a highly oxidative unstable gas capable of damaging the linings of the respiratory tract. This pollutant forms in the atmosphere through reactions between chemicals directly emitted from vehicles, industrial plants, and many other sources. Exposure to ozone above ambient air quality standards can lead to human health effects such as lung inflammation, tissue damage and impaired lung functioning. Ozone can also damage materials such as rubber, fabrics and plastics.*
6. ***Sulfur Dioxide (SO_2)**: is a gaseous compound of sulfur and oxygen and is formed when sulfur-containing fuel is burned by mobile sources, such as locomotives, ships, and off-road diesel equipment. SO_2 is also emitted from several industrial processes, such as petroleum refining and metal processing. Effects from SO_2 exposures at levels near the one-hour standard include bronchoconstriction accompanied by symptoms, which may include wheezing, shortness of breath and chest tightness, especially during exercise or physical activity. Children, the elderly, and people with asthma, cardiovascular disease or chronic lung disease (such as bronchitis or emphysema) are most susceptible to these symptoms. Continued exposure at elevated levels of SO_2 results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality.*

2.3.2 State Standards and Definitions

CARB sets the laws and regulations for air quality on the state level. The California Ambient Air Quality Standards (CAAQS) is similar to the NAAQS and also restricts four additional contaminants. Table 2.1 on the following page identifies both the NAAQS and CAAQS. The additional contaminants as regulated by the CAAQS are defined below:

1. ***Visibility Reducing Particles**: Particles in the Air that obstruct the visibility.*
2. ***Sulfates**: are salts of Sulfuric Acid. Sulfates occur as microscopic particles (aerosols) resulting from fossil fuel and biomass combustion. They increase the acidity of the atmosphere and form acid rain.*
3. ***Hydrogen Sulfide (H_2S)**: is a colorless, toxic and flammable gas with a recognizable smell of rotten eggs or flatulence. H_2S occurs naturally in crude petroleum, natural gas, volcanic gases, and hot springs. Usually, H_2S is formed from bacterial breakdown of organic matter. Exposure to low concentrations of hydrogen sulfide may cause irritation to the eyes, nose, or throat. It may also cause difficulty in breathing for some asthmatics. Brief exposures to high concentrations of hydrogen sulfide (greater than 500 Parts per Million (ppm)) can cause a loss of consciousness and possibly death.*
4. ***Vinyl Chloride**: also known as chloroethene and is a toxic, carcinogenic, colorless gas with a sweet odor. It is an industrial chemical mainly used to produce its polymer, polyvinyl chloride (PVC).*

Table 2.1: Ambient Air Quality Standards

Ambient Air Quality Standards						
Pollutant	**Average Time**	**California Standards[1]**		**Federal Standards[2]**		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m3)	Ultraviolet Photometry	-	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m3)		0.070 ppm (137 µg/m3)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m3	Gravimetric or Beta Attenuation	150 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m3		-		
Fine Particulate Matter (PM2.5)[9]	24 Hour	No Separate State Standard		35 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m3	Gravimetric or Beta Attenuation	12.0 µg/m3	15 µg/m3	
Carbon Monoxide (CO)	8 hour	9.0 ppm (10mg/m3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m3)	-	Non-Dispersive Infrared Photometry
	1 hour	20 ppm (23 mg/m3)		35 ppm (40 mg/m3)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m3)		-	-	-
Nitrogen Dioxide (NO_2)[10]	Annual Arithmetic Mean	0.030 ppm (57 µg/m3)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m3)[8]	Same as Primary Standard	Gas Phase Chemiluminescence
	1 Hour	0.18 ppm (339 µg/m3)		0.100 ppm[8] (188/ µg/m3)	-	
Sulfur Dioxide (SO_2)[11]	Annual Arithmetic Mean	-	Ultraviolet Fluorescence	0.030 ppm[10] (for Certain Areas)	-	Ultraviolet Flourescence; Spectrophotometry (Pararoosaniline Method)[9]
	24 Hour	0.04 ppm (105 µg/m3)		0.14 ppm[10] (for Certain Areas) (See Footnote 9)	-	
	3 Hour	-		-	0.5 ppm (1300 µg/m3)	
	1 Hour	0.25 ppm (655 µg/m3)		75 ppb (196 µg/m3)	-	
Lead[12,13]	30 Day Average	1.5 µg/m3	Atomic Absorption	-		-
	Calendar Quarter	-		1.5 µg/m3	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Average	-		0.15 µg/m3		
Visibility Reducing Particles	8 Hour	See footnote 14				
Sulfates	24 Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m3)	Gas Chromatography			

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m3 to 12.0 µg/m3. The existing national 24- hour PM2.5 standards (primary and secondary) were retained at 35 µg/m3, as was the annual secondary standard of 15 µg/m3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Source: (California Air Resources Board, 5/4/2016)

2.3.3 Regional Standards

The State of California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants are designated as "non-attainment areas" for that pollutant. Currently, there are 15 non-attainment areas for the federal ozone standard and two non-attainment areas for the $PM_{2.5}$ standard and many areas are in non-attainment for PM_{10} as well. California therefore created the California State Implementation Plan (SIP), which is designed to provide control measures needed to attain ambient air quality standards.

The San Diego Air Pollution Control District (SDAPCD) is the government agency which regulates sources of air pollution within the County. Therefore, the SDAPCD developed a Regional Air Quality Strategy (RAQS) to provide control measures to try to achieve attainment status for state ozone standards with control measures focused on Volatile Organic Compounds (VOCs) and oxides of nitrogen (NO_X). Currently, San Diego is in "non-attainment" status for federal and state O_3 and state PM_{10} and $PM_{2.5.}$ An attainment plan is available for O_3. The RAQS was adopted in 1992 and has been updated as recently as 2016 which was the latest update incorporating minor changes to the prior 2009 update.

The 2016 update mostly summarizes how the 2009 update has lowered NO_X and VOCs emissions which reduces ozone and clarifies and enhances emission reductions by introducing for discussion three new VOC and four new NO_X reduction measures. NO_X and VOCs are precursors to the formation of ozone in the atmosphere. The criteria pollutant standards are generally attained when each monitor within the region has had no exceedances during the previous three calendar years. A complete listing of the current attainment status for criteria pollutants with respect to both federal and state nonattainment status by pollutants for County is shown in Table 2.2 (SDAPCD, 2019).

The RAQS is largely based on population predictions by the San Diego Association of Governments (SANDAG). Projects that produce less growth than predicted by SANDAG would generally conform to the RAQS. Projects that create more growth than projected by SANDAG may create a significant impact if the project produces unmitigable air quality emissions or if the project produces cumulative impacts.

Table 2.2: San Diego Air Basin Attainment Status by Pollutant

Criteria Pollutant	Federal Designation	State Designation
Ozone (8-Hour)	Nonattainment	Nonattainment
Ozone (1-Hour)	Attainment *	Nonattainment
Carbon Monoxide	Attainment	Attainment
PM10	Unclassifiable **	Nonattainment
PM2.5	Attainment	Nonattainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	No Federal Standard	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Visibility	No Federal Standard	Unclassified

** The federal 1-hour standard of 12 pphm was in effect from 1979 through June 15, 2005. The revoked standard is referenced here because it was employed for such a long period and because this benchmark is addressed in State Implementation Plans.*
*** At the time of designation, if the available data does not support a designation of attainment or nonattainment, the area is designated as unclassifiable.*
(SDAPCD, 2019)

2.4 SDAPCD Rule 20.2 – Air Quality Impact Assessment Screening Thresholds

The SDAPCD has established threshold in Rule 20.2 for the preparation of Air Quality Impact Assessments (AQIA). These screening criteria can be used to demonstrate that a Project's total emissions would not result in a significant impact as defined by CEQA. Since SDAPCD does not have AQIA threshold for emissions of Volatile Organic Compounds (VOCs), the use of the threshold for VOCs is from the South Coast Air Quality Management District for the Coachella Valley. Should emissions be found to exceed these thresholds, additional modeling is required to demonstrate that the Project's total air quality impacts are below the state and federal ambient air quality standards. These screening thresholds for construction and daily operations are shown in Table 2.3.

Non-Criteria pollutants such as Hazardous Air Pollutants (HAPs) or Toxic Air Contaminants (TACs) are also regulated by the SDAPCD. Rule 1200 (Toxic Air Contaminants - New Source Review) adopted on June 12, 1996, requires evaluation of potential health risks for any new, relocated, or modified emission unit which may increase emissions of one or more toxic air contaminants. The rule requires that projects that propose to increase cancer risk between 1 and 10 in one million need to implement toxics best available control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. At no time shall the project increase the cancer risk to over 10 in one million.

Table 2.3: Screening Threshold for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)	Total Emissions (Tons per Year)
Construction Emissions		
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	100 and 55	15
Nitrogen Oxide (NO_x)	250	40
Sulfur Oxide (SO_x)	250	40
Carbon Monoxide (CO)	550	100
Volatile Organic Compounds (VOCs)	75	40
Reactive Organic Gases (ROG) SCAQMD	75	40
Operational Emissions		
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	100 and 55	15
Nitrogen Oxide (NO_x)	250	40
Sulfur Oxide (SO_x)	250	40
Carbon Monoxide (CO)	550	100
Lead and Lead Compounds	3.2	0.6
Volatile Organic Compounds (VOCs)	75	40
Reactive Organic Gases (ROG) SCAQMD	75	40

Projects creating cancer risks less than one in one million are not required to implement T-BACT technology. This report assumes that Volatile Organic Compounds (VOC) and Reactive Organic Gases (ROG) are essentially the same due to the fact that emissions generated from the Project represent non-methane organic compounds.

2.5 SDAPCD Rule 51 – Odor Impacts

The State of California Health and Safety Code, Division 26, Part 4, Chapter 3, Section 41700 SDAPCD Rule 51, and the City's Municipal Code prohibit emissions from any source whatsoever in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. Projects required to obtain permits from SDAPCD are evaluated by SDAPCD staff for potential odor nuisance, and conditions may be applied (or control equipment required) where necessary to prevent occurrence of public nuisance.

SDAPCD Rule 51 (Public Nuisance) also prohibits emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. A project that proposes a use that would produce objectionable odors would be deemed to have a significant odor impact if it would affect a considerable number of off-site receptors. Odor issues are very subjective by the nature of odors themselves and due to the fact that their measurements are difficult to quantify. As a result, this guideline is qualitative, and will focus on the existing and potential surrounding uses and location of sensitive receptors.

2.6 Local Air Quality

Criteria pollutants are measured continuously throughout the San Diego Air Basin. This data is used to track ambient air quality patterns throughout the County. As mentioned earlier, this data is also used to determine attainment status when compared to the NAAQS and CAAQS.

The SDAPCD is responsible for monitoring and reporting monitoring data. The District operates 10 monitoring sites, which collect data on criteria pollutants. Four additional sites collect meteorological data, which is used by the District to assist with pollutant forecasting, data analysis and characterization of pollutant transport.

SDAPCD published the five year air quality summary for all of the monitoring stations within the San Diego basin (SDAPCD, 2020). The proposed development project is closest to the Camp Pendleton monitoring station however, the closest site with CO data is the Escondido Monitoring station in 2015. Table 2.4 on the following page identifies the criteria pollutants monitored at the aforementioned station.

Table 2.4: Three-Year Ambient Air Quality Summary near the Project Site

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2015	2016	2017	2018
O^3 (ppm)	Camp Pendleton or Escondido Monitoring Station	1 Hour	0.09 ppm	No Standard	0.09	0.08	0.09	0.08
		8 Hour	0.070 ppm	0.070 ppm	0.08	0.07	0.08	0.07
* PM_{10} (µg/m3)		24 Hour	50 µg/m3	150 µg/m3	30	-	-	N/A
		Annual Arithmetic Mean	20 µg/m3	No Standard	19.4	-	-	N/A
* $PM_{2.5}$ ($\mu g/m^3$)		24 Hour	No Standard -	35 µg/m3	29.4	-	-	N/A
		Annual Arithmetic Mean	12 µg/m3	15 µg/m3	8.6	-	-	N/A
NO_2 (ppm)		Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.006	0.006	0.006	0.005
		1 Hour	0.18 ppm	0.100 ppm	0.060	0.072	0.063	0.048
* CO (ppm)		1 Hour	20 ppm	35 ppm	3.1	-	-	N/A
		8 Hour	9 ppm	9 ppm	2.0	-	-	N/A

Notes:
- Days exceeded marked with indicate no data available
* Data was selected from the Escondido Location

2.7 Project Specific California Environmental Quality Act (CEQA) Requirements

The California Environmental Quality Act has provided a checklist to identify the significance of air quality impacts. These guidelines are found in Appendix G of the CEQA guidelines and are as follows:

AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

A: Conflict with or obstruct implementation of the applicable air quality plan?

B: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

C: Expose sensitive receptors to substantial pollutant concentrations?

D: Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

3.0 METHODOLOGY

3.1 Emissions Calculations

Criteria Air Pollutants

Air Quality impacts related to construction and daily operations were calculated using the latest CalEEMod 2020.4.0 air quality model, which was developed by BREEZE Software for the South Coast Air Quality Management District (SCAQMD) in 2017. CalEEMod is the state-wide accepted modeling software for preparing such air quality analysis throughout California and is sensitive to project-specific input including project location, construction schedule, and proposed uses. When project-specific information is not available or known, CalEEMod includes built in default values which are industry-accepted standards to appropriately model and estimate emissions. The construction module in CalEEMod is used to calculate the emissions associated with the construction of the proposed Project and uses methodologies presented in the US EPA AP-42 document with emphasis on Chapter 11.9. The CalEEMod input/output model is shown in ***Attachment A*** to this report.

Construction Health Risk

The worst-case exhaust emissions generated from the proposed project from construction equipment were utilized and calculated within the CalEEMod model. The AERSCREEN dispersion model was then used to determine the concentration for air pollutants at any location near a pollutant generator. Additionally, the model predicts the maximum exposure distance and concentrations. The AERSCREEN input/output file for the proposed project is shown in ***Attachment B*** at the end of this report. Once the dispersed concentrations of diesel particulates are estimated in the surrounding air, they are used to evaluate estimated exposure to people. Exposure is evaluated by calculating the dose in milligrams per kilogram body weight per day (mg/kg/d). For residential exposure, the breathing rates are determined for specific age groups, so inhalation dose (Dose-air) is calculated for each of these age groups, 3rd trimester, 0<2, 2<9, 2<16, 16<30 and 16-70 years. The following algorithms calculate this dose for exposure through the inhalation pathways. The worst case cancer risk dose calculation is defined in Equation 1 below (OEHHA, 2015).

Equation 1 $$Dose_{air} = C_{air} * (BR/BW) * A * EF * (1x10^{-6})$$

$Dose_{air}$	=	Dose through inhalation (mg/kg/d)
C_{air}	=	Concentration in air (µg/m^3) Annual average DPM concentration in µg/m^3 - SCREEN3 predicts a 1-hr concentration and is corrected to an annual average by multiplying the 1-hr average by 0.08 (US EPA, 1992)
BR/BW	=	Daily breathing rate normalized to body weight (L/kg BW-day). See Table I.2 for the daily breathing rate for each age range.

A	=	Inhalation absorption factor (assumed to be 1)
EF	=	Exposure frequency (unitless, days/365 days)
$1x10^{-6}$	=	Milligrams to micrograms conversion (10^{-3} mg/ µg), cubic meters to liters conversion (10^{-3} m^3/l)

Cancer Risk

Cancer risk is calculated by multiplying the daily inhalation or oral dose, by a cancer potency factor, the age sensitivity factor, the frequency of time spent at home and the exposure duration divided by averaging time, to yield the excess cancer risk. As described below, the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk for any given location. Specific factors as modeled are shown within the project models which is provided as ***Attachment C*** to this report. The worst case cancer risk calculation is defined in Equation 2 below (OEHHA, 2015).

Equation 2

$$RISKinh\text{-}res = DOSEair \times CPF \times ASF \times ED/AT \times FAH$$

RISKinh-res	=	Residential inhalation cancer risk
DOSEair	=	Daily inhalation dose (mg/kg-day)
CPF	=	Inhalation cancer potency factor ($mg/kg\text{-}day^{-1}$)
ASF	=	Age sensitivity factor for a specified age group (unitless)
ED	=	Exposure duration (in years) for a specified age group
AT	=	Averaging time for lifetime cancer risk (years)
FAH	=	Fraction of time spent at home (unitless)

Office of Environmental Health Hazard Assessment (OEHHA) recommends that an exposure duration (residency time) of 30 years be used to estimate individual cancer risk for the Maximally Exposed Individual Resident (MEIR). OEHHA also recommends that the 30-year exposure duration be used as the basis for public notification and risk reduction audits and plans.

Exposure durations of 9-years and 70-years are also recommended to be evaluated for the MEIR to show the range of cancer risk based on residency periods. If a facility is notifying the public regarding cancer risk, the 9-and 70-year cancer risk estimates are useful for people who have resided in their current residence for periods shorter and longer than 30 years.

Non-Cancer Risk

Non-Cancer risks or risks defined as chronic or acute are also known with respect to DPM and are determined by the hazard index. To calculate hazard index, DPM concentration is divided by its chronic Reference Exposure Levels (REL). Where the total equals or exceeds one, a health hazard is presumed to exist. RELs are published by the Office of Environmental Health

Hazard Assessment (OEHHA, February 2015). Diesel Exhaust has a REL of 5 µg/m^3 and targets the respiratory system.

Operational Health Risks

Operational health risk analysis typically follow the California Office of Environmental Health Hazard Assessment (OEHHA) methodologies (Office of Environmental Health Hazard Assessment, 2015) as outlined by the California Air Pollution Control Officers Association (CAPCOA, July 2009). Health risk impacts are generally broken up into two various types A and -B. Type A projects are projects which have the potential to emit toxic emissions and have the potential to impact nearby receptors. Type B project place receptors in the vicinity of existing toxic sources like freeways, as high traffic roads or rail yards. Based on this information the proposed project is classified Type B.

Health risks for projects within the San Diego County air basin generally are regulated by SDAPCD. For Type A projects, significance thresholds have been established under SDAPCDs "Hot Spots" and permitting program (SDAPCD Rule 1200 and 1210). Under this program, excess cancer risk significance threshold is set at 10 in a million and acute and chronic, non-carcinogenic health effect, a hazard index of one must not be exceeded.

For Type B projects, there are no clear significance thresholds. California Environmental Quality Act (CEQA) statutes encourage an air district or any lead agency to establish Type B significance thresholds under CEQA for any pollutant. While there are considerations that support the establishment of thresholds, there is no obligation to do so. Significance thresholds for Type B projects within the City of Oceanside and the County of San Diego have also not been defined.

In the absence of Type B risk screening thresholds, jurisdiction often use The California Air Resources Board (CARB) recommend setback distances. For example, CARB recommends that sensitive uses be set back 1,000 feet from a major service and maintenance rail yard. (CARB, 2005). The term rail yard is somewhat general though as it was analyzed by CARB it is meant to represent a major rail activity and does not mean rail tracks. The "rail yard" as analyzed within CARBs study encompassed the Roseville Rail Yard (Yard) in northern California which is an area of about 950 acres on a one-quarter mile wide area over four-mile long strip. This yard is one of the largest service and maintenance rail yards in the West with over 30,000 heavy rail locomotives visiting annually each having a typical horsepower (HP)rating of 3,000 HP.

The closest major service and maintenance rail yard to the project is on Camp Pendleton, approximately 3 miles away which would generate a less than significant health risk impact

to the project since the nearest rail yard is greater than 1,000 feet from the proposed development.

The project is located near the Crouch Street Sprinter Light Rail Station with typical service between about 4 AM to Midnight daily and in each direction. Overall, the Crouch Street Sprinter light rail station would have roughly 80 trips per day with each train having a 425 HP diesel motor. Each train would stop at Crouch Street Station and would be stopped long enough for passengers to exit and enter with typical durations lasting approximately one minute. Given this, the operational footprint for the Crouch Street Station would not fit the general definition of "rail yard" as was analyzed within the CARB study and since the Crouch Street station would use much smaller diesel trains operational health risks from Crouch Street would not be expected. In addition, the rail adjacent to the site would have two freight train trips passing the site weekly (Inbound and Outbound) with deliveries to Escondido, CA. This freight train is a pass by event and would not stop at the Crouch Street station. Based on this, the pass by event would generate a less than significant health risk to residential uses onsite.

Operational Health Risk

The project does not contain any industrial uses that have the potential to create a health risk at adjacent land uses. Therefore, no operational health risks are anticipated and no analysis was required. Given this, impacts to health risks would be less than significant.

3.2 Construction Assumptions

Project construction dates were estimated based on a construction start date in 2023 with construction ending in 2025. CalEEMod was utilized for all construction calculations and has been manually updated to reflect SDAPCD Rule 67 VOC paint standards and PDFs identified in Section 1.4. Table 3.1 shows the expected timeframes for the construction of project infrastructure, facilities, and improvements, as well as the expected number of pieces of equipment. Also, it should be noted that this would be conservative in the event construction began/ended at a later date, as annual code updates and fleet improvements typically have the effect of restricting and limiting emissions on construction equipment over time.

Table 3.1: Expected Construction Equipment

Equipment Identification	Proposed Start	Proposed Complete	Quantity
Site Preparation	08/01/2023	08/28/2023	
Rubber Tired Dozers			3
Tractors/Loaders/Backhoes			4
Grading	08/29/2023	10/30/2023	
Excavators			2
Graders			1
Rubber Tired Dozers			1
Scrapers			2
Tractors/Loaders/Backhoes			2
Paving	10/31/2023	07/07/2025	
Pavers			2
Paving Equipment			2
Rollers			2
Building Construction	07/08/2025	8/25/2025	
Cranes			1
Forklifts			3
Generator Sets			1
Tractors/Loaders/Backhoes			3
Welders			1
Architectural Coating	08/26/2025	10/13/2025	
Air Compressors			1
This equipment list is based upon equipment inventory within CalEEMod. The quantity and types are based upon assumptions provided by the project applicant.			

3.3 Operational Emissions Assumptions and Methodology

Once construction is completed, the proposed project would generate emissions from daily operations which would include sources such as Area, Energy, Mobile, Waste and Water uses, which are also calculated within CalEEMod. Area Sources include consumer products, landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as onsite natural gas use. Finally, mobile or transportation related emissions are calculated in CalEEMod. The operational model is also provided in ***Attachment A***.

The traffic inputs for CalEEMod were adjusted to be consistent with the proposed project traffic study (Urban Systems Associates, Inc., 2022). These traffic numbers were utilized within the CalEEMod analysis. The model also estimates emission predictions for ROG, NOx, CO, SO_2, PM_{10} and $PM_{2.5}$ for area source assumptions. Additionally, it was assumed that an average of 10% of the structural surface area will be re-painted each year. Finally, since the proposed project would not be installing hearth options, CalEEMod default hearth settings were modified to represent no hearth options.

Consumer product emissions are generated by a wide range of product categories, including air fresheners, automotive products, household cleaners, and personal care products. Emissions associated with these products primarily depend on the increased population associated with residential development. Default emission factors were utilized within CalEEMod.

3.4 Odor Impacts

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

4.0 FINDINGS

4.1 Consistency with RAQS and SIP

As mentioned in Section 2.3.3 of this analysis, the RAQS is based on population predictions from SANDAG. Projects that produce growth in accordance with SANDAG's projections would generally conform to the RAQS. Since the proposed project is compatible with the general plan land use designation, the construction emissions would not conflict with the RAQS.

The RAQS is updated regularly with the last update being completed in 2016. The proposed project has been designed to conform to the Housing Element of the City's General Plan which suggest the site could have as many as 305 units. Since the project has been designed in accordance with growth projections identified within the Housing Element, and since direct construction and operational impacts are not expected, the project would be consistent with San Diego's Regional Air Quality Strategy (RAQS) and would also conform to the State Implement Plan (SIP).

4.2 Construction Findings

Construction emissions in pounds per day from the construction activities and equipment identified in Section 3.2 above is shown in Table 4.1 below. Based on these numbers, the proposed project would not exceed City standards, and would not require mitigation. It should be noted that, as a design feature, the proposed project construction team will utilize Tier 3 diesel construction equipment with DPF, and architectural coatings would conform to SDAPCD Rule 67 as indicated by the applicant.

Table 4.1: Expected Construction Emissions Summary

Year	ROG	NO_x	CO	SO_2	PM_{10} (Dust)	PM_{10} (Exhaust)	PM_{10} (Total)	$PM_{2.5}$ (Dust)	$PM_{2.5}$ (Exhaust)	$PM_{2.5}$ (Total)
2023	1.64	33.68	38.21	0.08	19.80	0.23	19.95	10.14	0.23	10.28
2024	1.45	17.08	24.96	0.06	2.66	0.16	2.82	0.71	0.16	0.88
2025	63.26	18.45	27.56	0.06	3.11	0.18	3.29	0.83	0.18	1.01
Maximum	***63.26***	***33.68***	***38.21***	***0.08***	***19.80***	***0.23***	***19.95***	***10.14***	***0.23***	***10.28***
Significance Threshold (lb/day)	**75**	**250**	**550**	**250**	**-**	**-**	**100**	**-**	**-**	**55**
SDAPCD Impact?	**No**	**No**	**No**	**No**	-	-	**No**	-	-	**No**

Given these findings, project emissions would not exceed SDAPCD air quality standards during construction and impacts would be less than significant. No mitigation measures will be necessary.

4.3 Health Risk

Project Construction

Based upon the air quality modeling and assuming Tier 3 equipment with DPF as a design feature to the proposed project, worst-case onsite PM_{10} from onsite construction exhaust would cumulatively produce 0.0378 tons over the construction duration (755 days) or an average of 0.00052 grams/second.

Utilizing the AERSCREEN dispersion model, the peak maximum 1-hr concentration is 0.2908 $\mu g/m^3$ during the worst-case construction period. Converting the peak 1-hr concentration to an annual concentration by multiplying it by 0.08 (US EPA, 1992) yields an annual concentration of 0.0233 $\mu g/m^3$. Therefore, utilizing the risk equation identified above in Section 3.1, the inhalation cancer risk is 8.32 per million exposed at the point of maximum exposure 175 meters away (574 feet) as predicted by AERSCREEN and shown in the model outputs **(Attachment B)**. It should be again noted that a PDF would be to utilize Tier 3 diesel equipment with DPF attached inline to the exhaust system and would be a condition to the proposed project and is considered T-BACT. Since the threshold is 10 per million exposed with T-BACT installed, the project would have a less than significant impact under CEQA and would be in compliance with the City's thresholds. Since the calculated risk is at the point of maximum exposure, all receptor points near the project would have a risk which does not exceed 8.32 per one million exposed.

There are known acute and chronic health risks associated with diesel exhaust which are considered non-cancer risks. These risks are calculated based on methods identified in Section 3.1 of this report. From this we find that the hourly concentration of 0.2908 $\mu g/m^3$ divided by the REL of 5 $\mu g/m^3$ yields a Health Hazard Index of 0.06, which is less than one. Therefore, based on thresholds for non-cancer risks in Section 3.1 above, non-cancer health risks are considered less than significant.

A review of cumulative projects nearest the proposed Project was conducted on the City's GIS database (City of Oceanside, 2021). From that review, it was discovered that a number of approved projects near the proposed Jefferson Oceanside Apartment project though would be mostly insignificant with respect to cumulative air quality impacts since the projects are mostly small. The closest and largest of these projects would be a 27-unit residential development to the southwest (Grandview Point). The geometric centroids between these

projects is roughly 320 meters. Since the point of maximum exposure from the Jefferson Oceanside project was found to be 175 meters (574 feet), significant cumulative air quality impacts would not be expected.

Project Operations

The project does not contain any industrial uses that have the potential to create a health risk at adjacent land uses. Therefore, no operational health risks are anticipated and no analysis was required. Given this, impacts to health risks would be less than significant.

4.4 Operational Findings

The proposed project would be operational in the year 2026 and would incorporate a number of PDFs as noted in Section 1.4 above and are included within this analysis. The daily pollutant emissions as calculated within CalEEMod are shown in Table 4.2 below and are well below the SDAPCD thresholds for all categories. Based on this analysis, the proposed project would generate a less than significant direct operational impact.

Table 4.2: Expected Daily Pollutant Generation

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer Scenario						
Area	8.19	0.28	24.35	0.00	0.14	0.14
Energy	0.08	0.68	0.35	0.00	0.05	0.05
Mobile	7.00	4.88	43.18	0.08	8.30	2.25
Total (Lb/Day)	**15.28**	**5.84**	**67.88**	**0.08**	**8.49**	**2.44**
SDAPCD Thresholds	75	250	550	250	100	55
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Scenario						
Area	8.19	0.28	24.35	0.00	0.14	0.14
Energy	0.08	0.68	0.35	0.00	0.05	0.05
Mobile	6.65	5.31	46.91	0.07	8.30	2.25
Total (Lb/Day)	**14.92**	**6.27**	**71.61**	**0.08**	**8.49**	**2.44**
SDAPCD Thresholds	75	250	550	250	100	55
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

4.5 Odors

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the proposed project. Potential odors produced during construction would be

attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people due to the project's location and distance from any residential receptors and due to prevailing winds which blow from west to east towards open space/undeveloped lands. Therefore, impacts associated with odors during construction would be less than significant.

Generally, land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project would not specifically fit within these general categories and would be expected to generate less than significant odor impacts.

The proposed commercial/retail use may however contain a fast-food restaurant without a drive through. Odor impacts from restaurants are possible though mitigated through the use of exhaust filtration systems which are fairly typical. Should a fast-food restaurant utilize the commercial/retail space proposed, exhaust filtration systems will be required and the restaurant applicant would be required to demonstrate that odor impacts would be less than significant within the residential development.

4.6 Conclusion of Findings

The air quality analysis has been prepared to include certain PDFs as identified in Section 1.4 of this report. Since all modeling assumes these PDFs have been included at a minimum, the PDFs identified would be required as Conditions of Approval by the City of Oceanside. Based upon the analysis of project construction and operation activities, neither direct construction nor direct operational impacts would be expected.

A cursory review of potential offsite health risk sources was conducted and based on that review no significant sources exist. The nearby Crouch Street light rail station was considered as a potential source however since the light rail station consisted of much smaller trains which stopped at the site as well as two weekly pass by freight trips was ruled out as a major health risk since the light rail station and two freight pass by trips would not classify as a rail yard as defined by CARB. With this, the project site would not meet California Air Resources Board's (CARB) locational guidance for preparation of such an analysis.

As part of the City's Housing Element the Community Commercial use allows for a density of up to 29 Units per gross acre and estimates that the project could be developed with as many as 305 units (City of Oceanside, 2013). The project site has been designed to have a density of 22.9 units per acre with some retail. Since the proposed project would construct only 295

of the projected 305 units within the housing element, the project would be consistent with RAQS and the SIP. These updated projections will accurately reflect anticipated growth due to the Housing Element.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the proposed project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people due to the project's location and distance from any residential receptors and due to prevailing winds which blow from west to east towards open space/undeveloped lands. Therefore, impacts associated with odors during construction would be less than significant.

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ATTACHMENT A

CalEEMod 2020.4.0 Summer, Winter, Annual

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

Jefferson Oceanside Mixed Use Developmment

San Diego County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	375.00	Space	3.37	150,000.00	0
Fast Food Restaurant w/o Drive Thru	3.00	1000sqft	0.07	3,000.00	0
Apartments Mid Rise	295.00	Dwelling Unit	15.48	295,000.00	844

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	409.42	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS 2026

Land Use - Project Site is 18.85 acres - Developed Area is 9.91 Acres. Total Parking is 91 Garage Spaces within facility footprint and 375 parking space outside facility footprint made up of carports and surface parking

Construction Phase - Construction Schedule

Off-road Equipment -

Trips and VMT -

Grading -

Architectural Coating - Rule 67 Paint

Vehicle Trips - Trip Generation and VMT from Project Traffic Study.

Vehicle Emission Factors -

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No hearth options

Area Coating - Rule 67 Paint

Energy Use -

Solid Waste -

Construction Off-road Equipment Mitigation - T3 with DPF

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	100
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3

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

tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	61.00
tblConstructionPhase	NumDays	300.00	440.00
tblConstructionPhase	NumDays	30.00	45.00
tblConstructionPhase	NumDays	20.00	35.00
tblConstructionPhase	NumDays	10.00	20.00
tblFireplaces	NumberGas	162.25	0.00
tblFireplaces	NumberNoFireplace	29.50	0.00
tblFireplaces	NumberWood	103.25	0.00
tblGrading	MaterialExported	0.00	10,100.00
tblLandUse	LotAcreage	7.76	15.48
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	539.98	409.42
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CC_TL	7.30	0.13
tblVehicleTrips	CC_TTP	79.50	100.00
tblVehicleTrips	CNW_TL	7.30	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	9.50	0.00
tblVehicleTrips	CW_TTP	1.50	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	37.00	0.00
tblVehicleTrips	HO_TL	7.50	0.00
tblVehicleTrips	HO_TTP	39.60	0.00

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

tblVehicleTrips	HS_TL	7.30	0.00
tblVehicleTrips	HS_TTP	18.80	0.00
tblVehicleTrips	HW_TL	10.80	5.92
tblVehicleTrips	HW_TTP	41.60	100.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	12.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	51.00	100.00
tblVehicleTrips	ST_TR	4.91	6.00
tblVehicleTrips	ST_TR	696.00	700.00
tblVehicleTrips	SU_TR	4.09	6.00
tblVehicleTrips	SU_TR	500.00	700.00
tblVehicleTrips	WD_TR	5.44	6.00
tblVehicleTrips	WD_TR	346.23	700.00
tblWoodstoves	NumberCatalytic	14.75	0.00
tblWoodstoves	NumberNoncatalytic	14.75	0.00

2.0 Emissions Summary

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4400	38.2211	29.5410	0.0803	19.8049	1.4565	21.0717	10.1417	1.3412	11.3071	0.0000	8,016.0335	8,016.0335	2.0418	0.2988	8,156.1217
2024	2.2487	16.2937	23.2558	0.0578	2.6615	0.6399	3.3015	0.7147	0.6020	1.3167	0.0000	5,799.6164	5,799.6164	0.6935	0.2266	5,884.4776
2025	64.0660	16.4774	25.7430	0.0637	3.1134	0.6074	3.7207	0.8346	0.5744	1.4089	0.0000	6,397.5686	6,397.5686	0.7111	0.2290	6,483.5881
Maximum	**64.0660**	**38.2211**	**29.5410**	**0.0803**	**19.8049**	**1.4565**	**21.0717**	**10.1417**	**1.3412**	**11.3071**	**0.0000**	**8,016.0335**	**8,016.0335**	**2.0418**	**0.2988**	**8,156.1217**

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	1.6413	33.6837	38.2124	0.0803	19.8049	0.2270	19.9476	10.1417	0.2255	10.2843	0.0000	8,016.0335	8,016.0335	2.0418	0.2988	8,156.1217
2024	1.4510	17.0760	24.9627	0.0578	2.6615	0.1622	2.8237	0.7147	0.1606	0.8753	0.0000	5,799.6164	5,799.6164	0.6935	0.2266	5,884.4776
2025	63.2611	18.4453	27.5554	0.0637	3.1134	0.1781	3.2914	0.8346	0.1764	1.0109	0.0000	6,397.5686	6,397.5686	0.7111	0.2290	6,483.5881
Maximum	**63.2611**	**33.6837**	**38.2124**	**0.0803**	**19.8049**	**0.2270**	**19.9476**	**10.1417**	**0.2255**	**10.2843**	**0.0000**	**8,016.0335**	**8,016.0335**	**2.0418**	**0.2988**	**8,156.1217**

Jefferson Oceanside Mixed Use Developmment - San Diego 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	N20	CO2e
Percent Reduction	4.88	2.52	-15.52	0.00	0.00	79.02	7.23	0.00	77.66	13.27	0.00	0.00	0.00	0.00	0.00	0.00

Jefferson Oceanside Mixed Use Developmment - San Diego 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	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Energy	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
Mobile	7.0031	4.8774	43.1809	0.0765	8.2379	0.0635	8.3013	2.1943	0.0591	2.2534		8,048.5818	8,048.5818	0.7288	0.4368	8,196.9731
Total	**15.2763**	**5.8400**	**67.8826**	**0.0821**	**8.2379**	**0.2530**	**8.4909**	**2.1943**	**0.2486**	**2.4430**	**0.0000**	**8,952.5985**	**8,952.5985**	**0.7875**	**0.4526**	**9,107.1556**

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	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Energy	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
Mobile	7.0031	4.8774	43.1809	0.0765	8.2379	0.0635	8.3013	2.1943	0.0591	2.2534		8,048.5818	8,048.5818	0.7288	0.4368	8,196.9731
Total	**15.2763**	**5.8400**	**67.8826**	**0.0821**	**8.2379**	**0.2530**	**8.4909**	**2.1943**	**0.2486**	**2.4430**	**0.0000**	**8,952.5985**	**8,952.5985**	**0.7875**	**0.4526**	**9,107.1556**

Jefferson Oceanside Mixed Use Developmment - San Diego 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/1/2023	8/28/2023	5	20	
2	Grading	Grading	8/29/2023	10/30/2023	5	45	
3	Paving	Paving	10/31/2023	12/18/2023	5	35	
4	Building Construction	Building Construction	12/19/2023	8/25/2025	5	440	
5	Architectural Coating	Architectural Coating	6/1/2025	8/25/2025	5	61	

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 135

Acres of Paving: 3.37

Residential Indoor: 597,375; Residential Outdoor: 199,125; Non-Residential Indoor: 4,500; Non-Residential Outdoor: 1,500; Striped Parking Area: 9,000 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48

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

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

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	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	1,263.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	277.00	57.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	55.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0492	0.0306	0.4332	1.3100e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		133.7136	133.7136	3.5800e-003	3.2900e-003	134.7841
Total	**0.0492**	**0.0306**	**0.4332**	**1.3100e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**133.7136**	**133.7136**	**3.5800e-003**	**3.2900e-003**	**134.7841**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.2 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	0.9312	19.0656	22.9600	0.0381		0.1419	0.1419		0.1419	0.1419	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**0.9312**	**19.0656**	**22.9600**	**0.0381**	**19.6570**	**0.1419**	**19.7989**	**10.1025**	**0.1419**	**10.2444**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0492	0.0306	0.4332	1.3100e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		133.7136	133.7136	3.5800e-003	3.2900e-003	134.7841
Total	**0.0492**	**0.0306**	**0.4332**	**1.3100e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**133.7136**	**133.7136**	**3.5800e-003**	**3.2900e-003**	**134.7841**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2351	0.0000	9.2351	3.6585	0.0000	3.6585			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2351**	**1.4245**	**10.6596**	**3.6585**	**1.3105**	**4.9691**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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	0.0636	3.6715	1.0086	0.0168	0.4909	0.0312	0.5221	0.1346	0.0298	0.1644		1,855.9851	1,855.9851	0.0935	0.2952	1,946.2780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0547	0.0340	0.4813	1.4500e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		148.5707	148.5707	3.9800e-003	3.6600e-003	149.7602
Total	**0.1183**	**3.7055**	**1.4898**	**0.0182**	**0.6552**	**0.0320**	**0.6872**	**0.1781**	**0.0306**	**0.2088**		**2,004.5558**	**2,004.5558**	**0.0975**	**0.2988**	**2,096.0381**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.3 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					9.2351	0.0000	9.2351	3.6585	0.0000	3.6585			0.0000			0.0000
Off-Road	1.5231	29.9782	36.7226	0.0621		0.1949	0.1949		0.1949	0.1949	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**1.5231**	**29.9782**	**36.7226**	**0.0621**	**9.2351**	**0.1949**	**9.4300**	**3.6585**	**0.1949**	**3.8534**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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	0.0636	3.6715	1.0086	0.0168	0.4909	0.0312	0.5221	0.1346	0.0298	0.1644		1,855.9851	1,855.9851	0.0935	0.2952	1,946.2780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0547	0.0340	0.4813	1.4500e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		148.5707	148.5707	3.9800e-003	3.6600e-003	149.7602
Total	**0.1183**	**3.7055**	**1.4898**	**0.0182**	**0.6552**	**0.0320**	**0.6872**	**0.1781**	**0.0306**	**0.2088**		**2,004.5558**	**2,004.5558**	**0.0975**	**0.2988**	**2,096.0381**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.2523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2850**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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	0.0410	0.0255	0.3610	1.0900e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		111.4280	111.4280	2.9800e-003	2.7400e-003	112.3201
Total	**0.0410**	**0.0255**	**0.3610**	**1.0900e-003**	**0.1232**	**6.6000e-004**	**0.1239**	**0.0327**	**6.1000e-004**	**0.0333**		**111.4280**	**111.4280**	**2.9800e-003**	**2.7400e-003**	**112.3201**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.4 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5609	11.2952	17.2957	0.0228		0.0914	0.0914		0.0914	0.0914	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.2523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8132**	**11.2952**	**17.2957**	**0.0228**		**0.0914**	**0.0914**		**0.0914**	**0.0914**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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	0.0410	0.0255	0.3610	1.0900e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		111.4280	111.4280	2.9800e-003	2.7400e-003	112.3201
Total	**0.0410**	**0.0255**	**0.3610**	**1.0900e-003**	**0.1232**	**6.6000e-004**	**0.1239**	**0.0327**	**6.1000e-004**	**0.0333**		**111.4280**	**111.4280**	**2.9800e-003**	**2.7400e-003**	**112.3201**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	0.0681	2.4435	0.8806	0.0117	0.3860	0.0149	0.4009	0.1111	0.0142	0.1254		1,259.9676	1,259.9676	0.0382	0.1824	1,315.2875
Worker	0.7575	0.4704	6.6656	0.0201	2.2755	0.0122	2.2877	0.6036	0.0113	0.6148		2,057.7043	2,057.7043	0.0551	0.0507	2,074.1781
Total	**0.8256**	**2.9139**	**7.5462**	**0.0318**	**2.6615**	**0.0271**	**2.6887**	**0.7147**	**0.0255**	**0.7402**		**3,317.6719**	**3,317.6719**	**0.0933**	**0.2331**	**3,389.4656**

Jefferson Oceanside Mixed Use Developmment - San Diego County, 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	0.6739	14.2261	17.8738	0.0269		0.1355	0.1355		0.1355	0.1355	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**0.6739**	**14.2261**	**17.8738**	**0.0269**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	0.0681	2.4435	0.8806	0.0117	0.3860	0.0149	0.4009	0.1111	0.0142	0.1254		1,259.9676	1,259.9676	0.0382	0.1824	1,315.2875
Worker	0.7575	0.4704	6.6656	0.0201	2.2755	0.0122	2.2877	0.6036	0.0113	0.6148		2,057.7043	2,057.7043	0.0551	0.0507	2,074.1781
Total	**0.8256**	**2.9139**	**7.5462**	**0.0318**	**2.6615**	**0.0271**	**2.6887**	**0.7147**	**0.0255**	**0.7402**		**3,317.6719**	**3,317.6719**	**0.0933**	**0.2331**	**3,389.4656**

Jefferson Oceanside Mixed Use Developmment - San Diego County, 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	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	0.0656	2.4268	0.8600	0.0115	0.3861	0.0150	0.4010	0.1111	0.0143	0.1255		1,238.0005	1,238.0005	0.0391	0.1792	1,292.3912
Worker	0.7115	0.4232	6.2290	0.0194	2.2755	0.0117	2.2872	0.6036	0.0107	0.6143		2,005.9171	2,005.9171	0.0501	0.0473	2,021.2787
Total	**0.7771**	**2.8500**	**7.0890**	**0.0309**	**2.6615**	**0.0266**	**2.6882**	**0.7147**	**0.0251**	**0.7398**		**3,243.9175**	**3,243.9175**	**0.0892**	**0.2266**	**3,313.6699**

Jefferson Oceanside Mixed Use Developmment - San Diego County, 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	0.6739	14.2261	17.8738	0.0270		0.1355	0.1355		0.1355	0.1355	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**0.6739**	**14.2261**	**17.8738**	**0.0270**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**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	0.0656	2.4268	0.8600	0.0115	0.3861	0.0150	0.4010	0.1111	0.0143	0.1255		1,238.0005	1,238.0005	0.0391	0.1792	1,292.3912
Worker	0.7115	0.4232	6.2290	0.0194	2.2755	0.0117	2.2872	0.6036	0.0107	0.6143		2,005.9171	2,005.9171	0.0501	0.0473	2,021.2787
Total	**0.7771**	**2.8500**	**7.0890**	**0.0309**	**2.6615**	**0.0266**	**2.6882**	**0.7147**	**0.0251**	**0.7398**		**3,243.9175**	**3,243.9175**	**0.0892**	**0.2266**	**3,313.6699**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

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	0.0636	2.4029	0.8455	0.0112	0.3861	0.0149	0.4010	0.1111	0.0143	0.1254		1,214.3840	1,214.3840	0.0401	0.1757	1,267.7541
Worker	0.6704	0.3832	5.8434	0.0188	2.2755	0.0112	2.2867	0.6036	0.0103	0.6139		1,956.7398	1,956.7398	0.0457	0.0444	1,971.1254
Total	**0.7340**	**2.7862**	**6.6890**	**0.0300**	**2.6615**	**0.0261**	**2.6876**	**0.7147**	**0.0246**	**0.7393**		**3,171.1238**	**3,171.1238**	**0.0857**	**0.2202**	**3,238.8795**

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

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6739	14.2261	17.8738	0.0270		0.1355	0.1355		0.1355	0.1355	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**0.6739**	**14.2261**	**17.8738**	**0.0270**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0636	2.4029	0.8455	0.0112	0.3861	0.0149	0.4010	0.1111	0.0143	0.1254		1,214.3840	1,214.3840	0.0401	0.1757	1,267.7541
Worker	0.6704	0.3832	5.8434	0.0188	2.2755	0.0112	2.2867	0.6036	0.0103	0.6139		1,956.7398	1,956.7398	0.0457	0.0444	1,971.1254
Total	**0.7340**	**2.7862**	**6.6890**	**0.0300**	**2.6615**	**0.0261**	**2.6876**	**0.7147**	**0.0246**	**0.7393**		**3,171.1238**	**3,171.1238**	**0.0857**	**0.2202**	**3,238.8795**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	61.6607					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	**61.8316**	**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	0.1331	0.0761	1.1602	3.7300e-003	0.4518	2.2200e-003	0.4540	0.1198	2.0400e-003	0.1219		388.5223	388.5223	9.0700e-003	8.8200e-003	391.3787
Total	**0.1331**	**0.0761**	**1.1602**	**3.7300e-003**	**0.4518**	**2.2200e-003**	**0.4540**	**0.1198**	**2.0400e-003**	**0.1219**		**388.5223**	**388.5223**	**9.0700e-003**	**8.8200e-003**	**391.3787**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	61.6607					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0143	0.0143		0.0143	0.0143	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**61.7201**	**1.3570**	**1.8324**	**2.9700e-003**		**0.0143**	**0.0143**		**0.0143**	**0.0143**	**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	0.1331	0.0761	1.1602	3.7300e-003	0.4518	2.2200e-003	0.4540	0.1198	2.0400e-003	0.1219		388.5223	388.5223	9.0700e-003	8.8200e-003	391.3787
Total	**0.1331**	**0.0761**	**1.1602**	**3.7300e-003**	**0.4518**	**2.2200e-003**	**0.4540**	**0.1198**	**2.0400e-003**	**0.1219**		**388.5223**	**388.5223**	**9.0700e-003**	**8.8200e-003**	**391.3787**

Jefferson Oceanside Mixed Use Developmment - San Diego 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	7.0031	4.8774	43.1809	0.0765	8.2379	0.0635	8.3013	2.1943	0.0591	2.2534		8,048.5818	8,048.5818	0.7288	0.4368	8,196.9731
Unmitigated	7.0031	4.8774	43.1809	0.0765	8.2379	0.0635	8.3013	2.1943	0.0591	2.2534		8,048.5818	8,048.5818	0.7288	0.4368	8,196.9731

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,770.00	1,770.00	1770.00	3,814,138	3,814,138
Fast Food Restaurant w/o Drive Thru	2,100.00	2,100.00	2100.00	99,372	99,372
Parking Lot	0.00	0.00	0.00		
Total	3,870.00	3,870.00	3,870.00	3,913,510	3,913,510

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	5.92	0.00	0.00	100.00	0.00	0.00	100	0	0
Fast Food Restaurant w/o Drive Th	0.00	0.13	0.00	0.00	100.00	0.00	100	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559
Fast Food Restaurant w/o Drive Thru	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559
Parking Lot	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
NaturalGas Unmitigated	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5880.64	0.0634	0.5419	0.2306	3.4600e-003		0.0438	0.0438		0.0438	0.0438		691.8404	691.8404	0.0133	0.0127	695.9516
Fast Food Restaurant w/o Drive Thru	1430.3	0.0154	0.1402	0.1178	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.2708	168.2708	3.2300e-003	3.0800e-003	169.2707
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		**0.0788**	**0.6822**	**0.3484**	**4.3000e-003**		**0.0545**	**0.0545**		**0.0545**	**0.0545**		**860.1111**	**860.1111**	**0.0165**	**0.0158**	**865.2223**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5.88064	0.0634	0.5419	0.2306	3.4600e-003		0.0438	0.0438		0.0438	0.0438		691.8404	691.8404	0.0133	0.0127	695.9516
Fast Food Restaurant w/o Drive Thru	1.4303	0.0154	0.1402	0.1178	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.2708	168.2708	3.2300e-003	3.0800e-003	169.2707
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		**0.0788**	**0.6822**	**0.3484**	**4.3000e-003**		**0.0545**	**0.0545**		**0.0545**	**0.0545**		**860.1111**	**860.1111**	**0.0165**	**0.0158**	**865.2223**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Jefferson Oceanside Mixed Use Developmment - San Diego County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Unmitigated	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0305					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.4303					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	0.7336	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351		43.9057	43.9057	0.0422		44.9602
Total	**8.1944**	**0.2804**	**24.3533**	**1.2900e-003**		**0.1351**	**0.1351**		**0.1351**	**0.1351**	**0.0000**	**43.9057**	**43.9057**	**0.0422**	**0.0000**	**44.9602**

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	1.0305					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.4303					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	0.7336	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351		43.9057	43.9057	0.0422		44.9602
Total	**8.1944**	**0.2804**	**24.3533**	**1.2900e-003**		**0.1351**	**0.1351**		**0.1351**	**0.1351**	**0.0000**	**43.9057**	**43.9057**	**0.0422**	**0.0000**	**44.9602**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

Jefferson Oceanside Mixed Use Developmment

San Diego County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	375.00	Space	3.37	150,000.00	0
Fast Food Restaurant w/o Drive Thru	3.00	1000sqft	0.07	3,000.00	0
Apartments Mid Rise	295.00	Dwelling Unit	15.48	295,000.00	844

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	409.42	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS 2026

Land Use - Project Site is 18.85 acres - Developed Area is 9.91 Acres. Total Parking is 91 Garage Spaces within facility footprint and 375 parking space outside facility footprint made up of carports and surface parking

Construction Phase - Construction Schedule

Off-road Equipment -

Trips and VMT -

Grading -

Architectural Coating - Rule 67 Paint

Vehicle Trips - Trip Generation and VMT from Project Traffic Study.

Vehicle Emission Factors -

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No hearth options

Area Coating - Rule 67 Paint

Energy Use -

Solid Waste -

Construction Off-road Equipment Mitigation - T3 with DPF

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	100
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	61.00
tblConstructionPhase	NumDays	300.00	440.00
tblConstructionPhase	NumDays	30.00	45.00
tblConstructionPhase	NumDays	20.00	35.00
tblConstructionPhase	NumDays	10.00	20.00
tblFireplaces	NumberGas	162.25	0.00
tblFireplaces	NumberNoFireplace	29.50	0.00
tblFireplaces	NumberWood	103.25	0.00
tblGrading	MaterialExported	0.00	10,100.00
tblLandUse	LotAcreage	7.76	15.48
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	539.98	409.42
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CC_TL	7.30	0.13
tblVehicleTrips	CC_TTP	79.50	100.00
tblVehicleTrips	CNW_TL	7.30	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	9.50	0.00
tblVehicleTrips	CW_TTP	1.50	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	37.00	0.00
tblVehicleTrips	HO_TL	7.50	0.00
tblVehicleTrips	HO_TTP	39.60	0.00

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

tblVehicleTrips	HS_TL	7.30	0.00
tblVehicleTrips	HS_TTP	18.80	0.00
tblVehicleTrips	HW_TL	10.80	5.92
tblVehicleTrips	HW_TTP	41.60	100.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	12.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	51.00	100.00
tblVehicleTrips	ST_TR	4.91	6.00
tblVehicleTrips	ST_TR	696.00	700.00
tblVehicleTrips	SU_TR	4.09	6.00
tblVehicleTrips	SU_TR	500.00	700.00
tblVehicleTrips	WD_TR	5.44	6.00
tblVehicleTrips	WD_TR	346.23	700.00
tblWoodstoves	NumberCatalytic	14.75	0.00
tblWoodstoves	NumberNoncatalytic	14.75	0.00

2.0 Emissions Summary

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4408	38.3734	29.5296	0.0803	19.8049	1.4566	21.0717	10.1417	1.3412	11.3071	0.0000	8,009.6704	8,009.6704	2.0418	0.2994	8,149.9373
2024	2.3086	16.4488	22.9839	0.0568	2.6615	0.6400	3.3015	0.7147	0.6020	1.3167	0.0000	5,691.4108	5,691.4108	0.6967	0.2309	5,777.6225
2025	64.1358	16.6363	25.4441	0.0624	3.1134	0.6074	3.7208	0.8346	0.5744	1.4090	0.0000	6,271.0052	6,271.0052	0.7147	0.2337	6,358.5230
Maximum	**64.1358**	**38.3734**	**29.5296**	**0.0803**	**19.8049**	**1.4566**	**21.0717**	**10.1417**	**1.3412**	**11.3071**	**0.0000**	**8,009.6704**	**8,009.6704**	**2.0418**	**0.2994**	**8,149.9373**

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	1.6421	33.8360	38.2011	0.0803	19.8049	0.2270	19.9476	10.1417	0.2256	10.2843	0.0000	8,009.6704	8,009.6704	2.0418	0.2994	8,149.9373
2024	1.5109	17.2311	24.6908	0.0568	2.6615	0.1622	2.8238	0.7147	0.1607	0.8754	0.0000	5,691.4108	5,691.4108	0.6967	0.2309	5,777.6225
2025	63.3309	18.6041	27.2564	0.0624	3.1134	0.1782	3.2915	0.8346	0.1765	1.0110	0.0000	6,271.0052	6,271.0052	0.7147	0.2337	6,358.5230
Maximum	**63.3309**	**33.8360**	**38.2011**	**0.0803**	**19.8049**	**0.2270**	**19.9476**	**10.1417**	**0.2256**	**10.2843**	**0.0000**	**8,009.6704**	**8,009.6704**	**2.0418**	**0.2994**	**8,149.9373**

Jefferson Oceanside Mixed Use Developmment - San Diego 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	N20	CO2e
Percent Reduction	4.87	2.50	-15.64	0.00	0.00	79.02	7.23	0.00	77.65	13.27	0.00	0.00	0.00	0.00	0.00	0.00

Jefferson Oceanside Mixed Use Developmment - San Diego 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	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Energy	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
Mobile	6.6460	5.3122	46.9072	0.0734	8.2379	0.0635	8.3014	2.1943	0.0592	2.2535		7,720.0762	7,720.0762	0.7994	0.4642	7,878.4031
Total	**14.9193**	**6.2748**	**71.6089**	**0.0790**	**8.2379**	**0.2531**	**8.4909**	**2.1943**	**0.2487**	**2.4430**	**0.0000**	**8,624.0930**	**8,624.0930**	**0.8581**	**0.4800**	**8,788.5856**

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	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Energy	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
Mobile	6.6460	5.3122	46.9072	0.0734	8.2379	0.0635	8.3014	2.1943	0.0592	2.2535		7,720.0762	7,720.0762	0.7994	0.4642	7,878.4031
Total	**14.9193**	**6.2748**	**71.6089**	**0.0790**	**8.2379**	**0.2531**	**8.4909**	**2.1943**	**0.2487**	**2.4430**	**0.0000**	**8,624.0930**	**8,624.0930**	**0.8581**	**0.4800**	**8,788.5856**

Jefferson Oceanside Mixed Use Developmment - San Diego 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/1/2023	8/28/2023	5	20	
2	Grading	Grading	8/29/2023	10/30/2023	5	45	
3	Paving	Paving	10/31/2023	12/18/2023	5	35	
4	Building Construction	Building Construction	12/19/2023	8/25/2025	5	440	
5	Architectural Coating	Architectural Coating	6/1/2025	8/25/2025	5	61	

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 135

Acres of Paving: 3.37

Residential Indoor: 597,375; Residential Outdoor: 199,125; Non-Residential Indoor: 4,500; Non-Residential Outdoor: 1,500; Striped Parking Area: 9,000 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

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

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	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	1,263.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	277.00	57.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	55.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0534	0.0344	0.4116	1.2300e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		126.3637	126.3637	3.8100e-003	3.5600e-003	127.5200
Total	**0.0534**	**0.0344**	**0.4116**	**1.2300e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**126.3637**	**126.3637**	**3.8100e-003**	**3.5600e-003**	**127.5200**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.2 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	0.9312	19.0656	22.9600	0.0381		0.1419	0.1419		0.1419	0.1419	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**0.9312**	**19.0656**	**22.9600**	**0.0381**	**19.6570**	**0.1419**	**19.7989**	**10.1025**	**0.1419**	**10.2444**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0534	0.0344	0.4116	1.2300e-003	0.1479	8.0000e-004	0.1487	0.0392	7.3000e-004	0.0400		126.3637	126.3637	3.8100e-003	3.5600e-003	127.5200
Total	**0.0534**	**0.0344**	**0.4116**	**1.2300e-003**	**0.1479**	**8.0000e-004**	**0.1487**	**0.0392**	**7.3000e-004**	**0.0400**		**126.3637**	**126.3637**	**3.8100e-003**	**3.5600e-003**	**127.5200**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2351	0.0000	9.2351	3.6585	0.0000	3.6585			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2351**	**1.4245**	**10.6596**	**3.6585**	**1.3105**	**4.9691**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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	0.0598	3.8196	1.0211	0.0168	0.4909	0.0312	0.5221	0.1346	0.0299	0.1644		1,857.7886	1,857.7886	0.0933	0.2955	1,948.1649
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0593	0.0382	0.4573	1.3700e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		140.4041	140.4041	4.2400e-003	3.9600e-003	141.6889
Total	**0.1191**	**3.8578**	**1.4785**	**0.0182**	**0.6552**	**0.0321**	**0.6873**	**0.1781**	**0.0307**	**0.2088**		**1,998.1927**	**1,998.1927**	**0.0976**	**0.2994**	**2,089.8538**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.3 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					9.2351	0.0000	9.2351	3.6585	0.0000	3.6585			0.0000			0.0000
Off-Road	1.5231	29.9782	36.7226	0.0621		0.1949	0.1949		0.1949	0.1949	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**1.5231**	**29.9782**	**36.7226**	**0.0621**	**9.2351**	**0.1949**	**9.4300**	**3.6585**	**0.1949**	**3.8534**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

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	0.0598	3.8196	1.0211	0.0168	0.4909	0.0312	0.5221	0.1346	0.0299	0.1644		1,857.7886	1,857.7886	0.0933	0.2955	1,948.1649
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0593	0.0382	0.4573	1.3700e-003	0.1643	8.8000e-004	0.1652	0.0436	8.1000e-004	0.0444		140.4041	140.4041	4.2400e-003	3.9600e-003	141.6889
Total	**0.1191**	**3.8578**	**1.4785**	**0.0182**	**0.6552**	**0.0321**	**0.6873**	**0.1781**	**0.0307**	**0.2088**		**1,998.1927**	**1,998.1927**	**0.0976**	**0.2994**	**2,089.8538**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.2523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2850**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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	0.0445	0.0287	0.3430	1.0300e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		105.3031	105.3031	3.1800e-003	2.9700e-003	106.2666
Total	**0.0445**	**0.0287**	**0.3430**	**1.0300e-003**	**0.1232**	**6.6000e-004**	**0.1239**	**0.0327**	**6.1000e-004**	**0.0333**		**105.3031**	**105.3031**	**3.1800e-003**	**2.9700e-003**	**106.2666**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.4 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5609	11.2952	17.2957	0.0228		0.0914	0.0914		0.0914	0.0914	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.2523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8132**	**11.2952**	**17.2957**	**0.0228**		**0.0914**	**0.0914**		**0.0914**	**0.0914**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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	0.0445	0.0287	0.3430	1.0300e-003	0.1232	6.6000e-004	0.1239	0.0327	6.1000e-004	0.0333		105.3031	105.3031	3.1800e-003	2.9700e-003	106.2666
Total	**0.0445**	**0.0287**	**0.3430**	**1.0300e-003**	**0.1232**	**6.6000e-004**	**0.1239**	**0.0327**	**6.1000e-004**	**0.0333**		**105.3031**	**105.3031**	**3.1800e-003**	**2.9700e-003**	**106.2666**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	0.0662	2.5463	0.9071	0.0117	0.3860	0.0150	0.4010	0.1111	0.0143	0.1254		1,261.7589	1,261.7589	0.0380	0.1829	1,317.2014
Worker	0.8214	0.5290	6.3339	0.0190	2.2755	0.0122	2.2877	0.6036	0.0113	0.6148		1,944.5963	1,944.5963	0.0587	0.0548	1,962.3906
Total	**0.8876**	**3.0753**	**7.2411**	**0.0307**	**2.6615**	**0.0272**	**2.6887**	**0.7147**	**0.0256**	**0.7403**		**3,206.3552**	**3,206.3552**	**0.0967**	**0.2377**	**3,279.5919**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6739	14.2261	17.8738	0.0269		0.1355	0.1355		0.1355	0.1355	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**0.6739**	**14.2261**	**17.8738**	**0.0269**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

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	0.0662	2.5463	0.9071	0.0117	0.3860	0.0150	0.4010	0.1111	0.0143	0.1254		1,261.7589	1,261.7589	0.0380	0.1829	1,317.2014
Worker	0.8214	0.5290	6.3339	0.0190	2.2755	0.0122	2.2877	0.6036	0.0113	0.6148		1,944.5963	1,944.5963	0.0587	0.0548	1,962.3906
Total	**0.8876**	**3.0753**	**7.2411**	**0.0307**	**2.6615**	**0.0272**	**2.6887**	**0.7147**	**0.0256**	**0.7403**		**3,206.3552**	**3,206.3552**	**0.0967**	**0.2377**	**3,279.5919**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0636	2.5291	0.8864	0.0115	0.3861	0.0150	0.4011	0.1111	0.0144	0.1255		1,239.8109	1,239.8109	0.0389	0.1797	1,294.3209
Worker	0.7735	0.4759	5.9306	0.0184	2.2755	0.0117	2.2872	0.6036	0.0107	0.6143		1,895.9010	1,895.9010	0.0535	0.0512	1,912.4940
Total	**0.8370**	**3.0050**	**6.8171**	**0.0299**	**2.6615**	**0.0267**	**2.6882**	**0.7147**	**0.0251**	**0.7398**		**3,135.7119**	**3,135.7119**	**0.0924**	**0.2309**	**3,206.8148**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6739	14.2261	17.8738	0.0270		0.1355	0.1355		0.1355	0.1355	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**0.6739**	**14.2261**	**17.8738**	**0.0270**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**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	0.0636	2.5291	0.8864	0.0115	0.3861	0.0150	0.4011	0.1111	0.0144	0.1255		1,239.8109	1,239.8109	0.0389	0.1797	1,294.3209
Worker	0.7735	0.4759	5.9306	0.0184	2.2755	0.0117	2.2872	0.6036	0.0107	0.6143		1,895.9010	1,895.9010	0.0535	0.0512	1,912.4940
Total	**0.8370**	**3.0050**	**6.8171**	**0.0299**	**2.6615**	**0.0267**	**2.6882**	**0.7147**	**0.0251**	**0.7398**		**3,135.7119**	**3,135.7119**	**0.0924**	**0.2309**	**3,206.8148**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

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	0.0614	2.5046	0.8718	0.0112	0.3861	0.0150	0.4010	0.1111	0.0143	0.1255		1,216.2022	1,216.2022	0.0399	0.1761	1,269.6887
Worker	0.7304	0.4310	5.5721	0.0178	2.2755	0.0112	2.2867	0.6036	0.0103	0.6139		1,849.6262	1,849.6262	0.0488	0.0481	1,865.1648
Total	**0.7918**	**2.9355**	**6.4439**	**0.0290**	**2.6615**	**0.0262**	**2.6877**	**0.7147**	**0.0246**	**0.7393**		**3,065.8285**	**3,065.8285**	**0.0887**	**0.2242**	**3,134.8535**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6739	14.2261	17.8738	0.0270		0.1355	0.1355		0.1355	0.1355	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**0.6739**	**14.2261**	**17.8738**	**0.0270**		**0.1355**	**0.1355**		**0.1355**	**0.1355**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0614	2.5046	0.8718	0.0112	0.3861	0.0150	0.4010	0.1111	0.0143	0.1255		1,216.2022	1,216.2022	0.0399	0.1761	1,269.6887
Worker	0.7304	0.4310	5.5721	0.0178	2.2755	0.0112	2.2867	0.6036	0.0103	0.6139		1,849.6262	1,849.6262	0.0488	0.0481	1,865.1648
Total	**0.7918**	**2.9355**	**6.4439**	**0.0290**	**2.6615**	**0.0262**	**2.6877**	**0.7147**	**0.0246**	**0.7393**		**3,065.8285**	**3,065.8285**	**0.0887**	**0.2242**	**3,134.8535**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	61.6607					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	**61.8316**	**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	0.1450	0.0856	1.1064	3.5300e-003	0.4518	2.2200e-003	0.4540	0.1198	2.0400e-003	0.1219		367.2543	367.2543	9.7000e-003	9.5400e-003	370.3396
Total	**0.1450**	**0.0856**	**1.1064**	**3.5300e-003**	**0.4518**	**2.2200e-003**	**0.4540**	**0.1198**	**2.0400e-003**	**0.1219**		**367.2543**	**367.2543**	**9.7000e-003**	**9.5400e-003**	**370.3396**

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	61.6607					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0143	0.0143		0.0143	0.0143	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**61.7201**	**1.3570**	**1.8324**	**2.9700e-003**		**0.0143**	**0.0143**		**0.0143**	**0.0143**	**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	0.1450	0.0856	1.1064	3.5300e-003	0.4518	2.2200e-003	0.4540	0.1198	2.0400e-003	0.1219		367.2543	367.2543	9.7000e-003	9.5400e-003	370.3396
Total	**0.1450**	**0.0856**	**1.1064**	**3.5300e-003**	**0.4518**	**2.2200e-003**	**0.4540**	**0.1198**	**2.0400e-003**	**0.1219**		**367.2543**	**367.2543**	**9.7000e-003**	**9.5400e-003**	**370.3396**

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	6.6460	5.3122	46.9072	0.0734	8.2379	0.0635	8.3014	2.1943	0.0592	2.2535		7,720.0762	7,720.0762	0.7994	0.4642	7,878.4031
Unmitigated	6.6460	5.3122	46.9072	0.0734	8.2379	0.0635	8.3014	2.1943	0.0592	2.2535		7,720.0762	7,720.0762	0.7994	0.4642	7,878.4031

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,770.00	1,770.00	1770.00	3,814,138	3,814,138
Fast Food Restaurant w/o Drive Thru	2,100.00	2,100.00	2100.00	99,372	99,372
Parking Lot	0.00	0.00	0.00		
Total	3,870.00	3,870.00	3,870.00	3,913,510	3,913,510

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	5.92	0.00	0.00	100.00	0.00	0.00	100	0	0
Fast Food Restaurant w/o Drive Thru	0.00	0.13	0.00	0.00	100.00	0.00	100	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559
Fast Food Restaurant w/o Drive Thru	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559
Parking Lot	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223
NaturalGas Unmitigated	0.0788	0.6822	0.3484	4.3000e-003		0.0545	0.0545		0.0545	0.0545		860.1111	860.1111	0.0165	0.0158	865.2223

Jefferson Oceanside Mixed Use Developmment - San Diego County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5880.64	0.0634	0.5419	0.2306	3.4600e-003		0.0438	0.0438		0.0438	0.0438		691.8404	691.8404	0.0133	0.0127	695.9516
Fast Food Restaurant w/o Drive Thru	1430.3	0.0154	0.1402	0.1178	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.2708	168.2708	3.2300e-003	3.0800e-003	169.2707
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		**0.0788**	**0.6822**	**0.3484**	**4.3000e-003**		**0.0545**	**0.0545**		**0.0545**	**0.0545**		**860.1111**	**860.1111**	**0.0165**	**0.0158**	**865.2223**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	5.88064	0.0634	0.5419	0.2306	3.4600e-003		0.0438	0.0438		0.0438	0.0438		691.8404	691.8404	0.0133	0.0127	695.9516
Fast Food Restaurant w/o Drive Thru	1.4303	0.0154	0.1402	0.1178	8.4000e-004		0.0107	0.0107		0.0107	0.0107		168.2708	168.2708	3.2300e-003	3.0800e-003	169.2707
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		**0.0788**	**0.6822**	**0.3484**	**4.3000e-003**		**0.0545**	**0.0545**		**0.0545**	**0.0545**		**860.1111**	**860.1111**	**0.0165**	**0.0158**	**865.2223**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Jefferson Oceanside Mixed Use Developmment - San Diego 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
Category	lb/day										lb/day					
Mitigated	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602
Unmitigated	8.1944	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351	0.0000	43.9057	43.9057	0.0422	0.0000	44.9602

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0305					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.4303					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	0.7336	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351		43.9057	43.9057	0.0422		44.9602
Total	**8.1944**	**0.2804**	**24.3533**	**1.2900e-003**		**0.1351**	**0.1351**		**0.1351**	**0.1351**	**0.0000**	**43.9057**	**43.9057**	**0.0422**	**0.0000**	**44.9602**

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	1.0305					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.4303					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	0.7336	0.2804	24.3533	1.2900e-003		0.1351	0.1351		0.1351	0.1351		43.9057	43.9057	0.0422		44.9602
Total	**8.1944**	**0.2804**	**24.3533**	**1.2900e-003**		**0.1351**	**0.1351**		**0.1351**	**0.1351**	**0.0000**	**43.9057**	**43.9057**	**0.0422**	**0.0000**	**44.9602**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Jefferson Oceanside Mixed Use Developmment - San Diego 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

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Jefferson Oceanside Mixed Use Developmment

San Diego County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	375.00	Space	3.37	150,000.00	0
Fast Food Restaurant w/o Drive Thru	3.00	1000sqft	0.07	3,000.00	0
Apartments Mid Rise	295.00	Dwelling Unit	15.48	295,000.00	844

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	409.42	**CH4 Intensity (lb/MWhr)**	0.025	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS 2026

Land Use - Project Site is 18.85 acres - Developed Area is 9.91 Acres. Total Parking is 91 Garage Spaces within facility footprint and 375 parking space outside facility footprint made up of carports and surface parking

Construction Phase - Construction Schedule

Off-road Equipment -

Trips and VMT -

Grading -

Architectural Coating - Rule 67 Paint

Vehicle Trips - Trip Generation and VMT from Project Traffic Study.

Vehicle Emission Factors -

Jefferson Oceanside Mixed Use Developmment - San Diego County, Annual

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

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No hearth options

Area Coating - Rule 67 Paint

Energy Use -

Solid Waste -

Construction Off-road Equipment Mitigation - T3 with DPF

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	100
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3

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

tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

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

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	30.00	45.00
tblConstructionPhase	NumDays	20.00	35.00
tblConstructionPhase	NumDays	300.00	440.00
tblConstructionPhase	NumDays	20.00	61.00
tblFireplaces	NumberGas	162.25	0.00
tblFireplaces	NumberNoFireplace	29.50	0.00
tblFireplaces	NumberWood	103.25	0.00
tblGrading	MaterialExported	0.00	10,100.00
tblLandUse	LotAcreage	7.76	15.48
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	539.98	409.42
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CC_TL	7.30	0.13
tblVehicleTrips	CC_TTP	79.50	100.00
tblVehicleTrips	CNW_TL	7.30	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	9.50	0.00
tblVehicleTrips	CW_TTP	1.50	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	37.00	0.00
tblVehicleTrips	HO_TL	7.50	0.00
tblVehicleTrips	HO_TTP	39.60	0.00

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

tblVehicleTrips	HS_TL	7.30	0.00
tblVehicleTrips	HS_TTP	18.80	0.00
tblVehicleTrips	HW_TL	10.80	5.92
tblVehicleTrips	HW_TTP	41.60	100.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	12.00	0.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	51.00	100.00
tblVehicleTrips	ST_TR	4.91	6.00
tblVehicleTrips	ST_TR	696.00	700.00
tblVehicleTrips	SU_TR	4.09	6.00
tblVehicleTrips	SU_TR	500.00	700.00
tblVehicleTrips	WD_TR	5.44	6.00
tblVehicleTrips	WD_TR	346.23	700.00
tblWoodstoves	NumberCatalytic	14.75	0.00
tblWoodstoves	NumberNoncatalytic	14.75	0.00

2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1384	1.3960	1.2176	2.8800e-003	0.4340	0.0577	0.4917	0.1914	0.0531	0.2445	0.0000	258.4222	258.4222	0.0668	7.1500e-003	262.2230
2024	0.2935	2.1515	3.0081	7.4600e-003	0.3406	0.0838	0.4244	0.0916	0.0789	0.1705	0.0000	678.2413	678.2413	0.0827	0.0273	688.4529
2025	2.0668	1.3372	1.9906	4.9400e-003	0.2331	0.0484	0.2816	0.0627	0.0456	0.1083	0.0000	450.1985	450.1985	0.0535	0.0174	456.7154
Maximum	**2.0668**	**2.1515**	**3.0081**	**7.4600e-003**	**0.4340**	**0.0838**	**0.4917**	**0.1914**	**0.0789**	**0.2445**	**0.0000**	**678.2413**	**678.2413**	**0.0827**	**0.0273**	**688.4529**

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	0.0683	1.2280	1.5147	2.8800e-003	0.4340	8.8800e-003	0.4429	0.1914	8.8400e-003	0.2002	0.0000	258.4219	258.4219	0.0668	7.1500e-003	262.2228
2024	0.1890	2.2540	3.2317	7.4600e-003	0.3406	0.0213	0.3618	0.0916	0.0210	0.1127	0.0000	678.2409	678.2409	0.0827	0.0273	688.4525
2025	2.0048	1.4920	2.1425	4.9400e-003	0.2331	0.0142	0.2473	0.0627	0.0140	0.0767	0.0000	450.1982	450.1982	0.0535	0.0174	456.7152
Maximum	**2.0048**	**2.2540**	**3.2317**	**7.4600e-003**	**0.4340**	**0.0213**	**0.4429**	**0.1914**	**0.0210**	**0.2002**	**0.0000**	**678.2409**	**678.2409**	**0.0827**	**0.0273**	**688.4525**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**9.47**	**-1.83**	**-10.82**	**0.00**	**0.00**	**76.68**	**12.16**	**0.00**	**75.28**	**25.56**	**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	**8-1-2023**	**10-31-2023**	1.2458	1.0016
2	**11-1-2023**	**1-31-2024**	0.4982	0.5039
3	**2-1-2024**	**4-30-2024**	0.6006	0.6001
4	**5-1-2024**	**7-31-2024**	0.6092	0.6087
5	**8-1-2024**	**10-31-2024**	0.6116	0.6111
6	**11-1-2024**	**1-31-2025**	0.6031	0.6145
7	**2-1-2025**	**4-30-2025**	0.5561	0.5899
8	**5-1-2025**	**7-31-2025**	1.9469	1.9840
9	**8-1-2025**	**9-30-2025**	0.7191	0.7295
		Highest	1.9469	1.9840

Jefferson Oceanside Mixed Use Developmment - San Diego County, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4276	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709
Energy	0.0144	0.1245	0.0636	7.8000e-004		9.9400e-003	9.9400e-003		9.9400e-003	9.9400e-003	0.0000	383.6012	383.6012	0.0175	4.3800e-003	385.3423
Mobile	1.1839	0.9505	8.2557	0.0134	1.4639	0.0115	1.4754	0.3907	0.0108	0.4014	0.0000	1,281.0504	1,281.0504	0.1283	0.0755	1,306.7640
Waste						0.0000	0.0000		0.0000	0.0000	34.5612	0.0000	34.5612	2.0425	0.0000	85.6240
Water						0.0000	0.0000		0.0000	0.0000	6.3867	73.8000	80.1867	0.6605	0.0160	101.4754
Total	**2.6259**	**1.1002**	**10.5110**	**0.0143**	**1.4639**	**0.0336**	**1.4975**	**0.3907**	**0.0328**	**0.4235**	**40.9479**	**1,742.0364**	**1,782.9843**	**2.8522**	**0.0959**	**1,882.8765**

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

2.2 Overall Operational

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	1.4276	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709
Energy	0.0144	0.1245	0.0636	7.8000e-004		9.9400e-003	9.9400e-003		9.9400e-003	9.9400e-003	0.0000	348.4060	348.4060	0.0153	4.1200e-003	350.0165
Mobile	1.1839	0.9505	8.2557	0.0134	1.4639	0.0115	1.4754	0.3907	0.0108	0.4014	0.0000	1,281.0504	1,281.0504	0.1283	0.0755	1,306.7640
Waste						0.0000	0.0000		0.0000	0.0000	17.2806	0.0000	17.2806	1.0213	0.0000	42.8120
Water						0.0000	0.0000		0.0000	0.0000	5.1093	59.0400	64.1494	0.5284	0.0128	81.1804
Total	**2.6259**	**1.1002**	**10.5110**	**0.0143**	**1.4639**	**0.0336**	**1.4975**	**0.3907**	**0.0328**	**0.4235**	**22.3899**	**1,692.0812**	**1,714.4711**	**1.6967**	**0.0925**	**1,784.4437**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**45.32**	**2.87**	**3.84**	**40.51**	**3.62**	**5.23**

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	8/1/2023	8/28/2023	5	20	
2	Grading	Grading	8/29/2023	10/30/2023	5	45	
3	Paving	Paving	10/31/2023	12/18/2023	5	35	

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

4	Building Construction	Building Construction	12/19/2023	8/25/2025	5	440	
5	Architectural Coating	Architectural Coating	6/1/2025	8/25/2025	5	61	

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 135

Acres of Paving: 3.37

Residential Indoor: 597,375; Residential Outdoor: 199,125; Non-Residential Indoor: 4,500; Non-Residential Outdoor: 1,500; Striped Parking Area: 9,000 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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

Trips and VMT

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

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	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	1,263.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	277.00	57.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	55.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1966	0.0000	0.1966	0.1010	0.0000	0.1010	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0266	0.2752	0.1824	3.8000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	33.4507	33.4507	0.0108	0.0000	33.7212
Total	**0.0266**	**0.2752**	**0.1824**	**3.8000e-004**	**0.1966**	**0.0127**	**0.2092**	**0.1010**	**0.0117**	**0.1127**	**0.0000**	**33.4507**	**33.4507**	**0.0108**	**0.0000**	**33.7212**

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

3.2 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	4.9000e-004	3.4000e-004	4.1100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1565	1.1565	3.0000e-005	3.0000e-005	1.1669
Total	**4.9000e-004**	**3.4000e-004**	**4.1100e-003**	**1.0000e-005**	**1.4400e-003**	**1.0000e-005**	**1.4500e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1565**	**1.1565**	**3.0000e-005**	**3.0000e-005**	**1.1669**

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					0.1966	0.0000	0.1966	0.1010	0.0000	0.1010	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.3100e-003	0.1907	0.2296	3.8000e-004		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	33.4507	33.4507	0.0108	0.0000	33.7211
Total	**9.3100e-003**	**0.1907**	**0.2296**	**3.8000e-004**	**0.1966**	**1.4200e-003**	**0.1980**	**0.1010**	**1.4200e-003**	**0.1024**	**0.0000**	**33.4507**	**33.4507**	**0.0108**	**0.0000**	**33.7211**

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

3.2 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	4.9000e-004	3.4000e-004	4.1100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1565	1.1565	3.0000e-005	3.0000e-005	1.1669
Total	**4.9000e-004**	**3.4000e-004**	**4.1100e-003**	**1.0000e-005**	**1.4400e-003**	**1.0000e-005**	**1.4500e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1565**	**1.1565**	**3.0000e-005**	**3.0000e-005**	**1.1669**

3.3 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					0.2078	0.0000	0.2078	0.0823	0.0000	0.0823	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0747	0.7766	0.6312	1.4000e-003		0.0321	0.0321		0.0295	0.0295	0.0000	122.7042	122.7042	0.0397	0.0000	123.6964
Total	**0.0747**	**0.7766**	**0.6312**	**1.4000e-003**	**0.2078**	**0.0321**	**0.2398**	**0.0823**	**0.0295**	**0.1118**	**0.0000**	**122.7042**	**122.7042**	**0.0397**	**0.0000**	**123.6964**

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

3.3 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	1.3900e-003	0.0857	0.0228	3.8000e-004	0.0108	7.0000e-004	0.0115	2.9700e-003	6.7000e-004	3.6400e-003	0.0000	37.8992	37.8992	1.9100e-003	6.0300e-003	39.7430
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	1.2200e-003	8.4000e-004	0.0103	3.0000e-005	3.6100e-003	2.0000e-005	3.6300e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.8913	2.8913	8.0000e-005	8.0000e-005	2.9171
Total	**2.6100e-003**	**0.0866**	**0.0331**	**4.1000e-004**	**0.0144**	**7.2000e-004**	**0.0152**	**3.9300e-003**	**6.9000e-004**	**4.6200e-003**	**0.0000**	**40.7904**	**40.7904**	**1.9900e-003**	**6.1100e-003**	**42.6601**

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					0.2078	0.0000	0.2078	0.0823	0.0000	0.0823	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0343	0.6745	0.8263	1.4000e-003		4.3900e-003	4.3900e-003		4.3900e-003	4.3900e-003	0.0000	122.7041	122.7041	0.0397	0.0000	123.6962
Total	**0.0343**	**0.6745**	**0.8263**	**1.4000e-003**	**0.2078**	**4.3900e-003**	**0.2122**	**0.0823**	**4.3900e-003**	**0.0867**	**0.0000**	**122.7041**	**122.7041**	**0.0397**	**0.0000**	**123.6962**

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

3.3 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	1.3900e-003	0.0857	0.0228	3.8000e-004	0.0108	7.0000e-004	0.0115	2.9700e-003	6.7000e-004	3.6400e-003	0.0000	37.8992	37.8992	1.9100e-003	6.0300e-003	39.7430
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	1.2200e-003	8.4000e-004	0.0103	3.0000e-005	3.6100e-003	2.0000e-005	3.6300e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.8913	2.8913	8.0000e-005	8.0000e-005	2.9171
Total	**2.6100e-003**	**0.0866**	**0.0331**	**4.1000e-004**	**0.0144**	**7.2000e-004**	**0.0152**	**3.9300e-003**	**6.9000e-004**	**4.6200e-003**	**0.0000**	**40.7904**	**40.7904**	**1.9900e-003**	**6.1100e-003**	**42.6601**

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0181	0.1784	0.2552	4.0000e-004		8.9300e-003	8.9300e-003		8.2100e-003	8.2100e-003	0.0000	35.0470	35.0470	0.0113	0.0000	35.3304
Paving	4.4100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0225**	**0.1784**	**0.2552**	**4.0000e-004**		**8.9300e-003**	**8.9300e-003**		**8.2100e-003**	**8.2100e-003**	**0.0000**	**35.0470**	**35.0470**	**0.0113**	**0.0000**	**35.3304**

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

3.4 Paving - 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	7.1000e-004	4.9000e-004	6.0000e-003	2.0000e-005	2.1100e-003	1.0000e-005	2.1200e-003	5.6000e-004	1.0000e-005	5.7000e-004	0.0000	1.6866	1.6866	5.0000e-005	5.0000e-005	1.7017
Total	**7.1000e-004**	**4.9000e-004**	**6.0000e-003**	**2.0000e-005**	**2.1100e-003**	**1.0000e-005**	**2.1200e-003**	**5.6000e-004**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**1.6866**	**1.6866**	**5.0000e-005**	**5.0000e-005**	**1.7017**

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	9.8200e-003	0.1977	0.3027	4.0000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	35.0470	35.0470	0.0113	0.0000	35.3304
Paving	4.4100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0142**	**0.1977**	**0.3027**	**4.0000e-004**		**1.6000e-003**	**1.6000e-003**		**1.6000e-003**	**1.6000e-003**	**0.0000**	**35.0470**	**35.0470**	**0.0113**	**0.0000**	**35.3304**

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

3.4 Paving - 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	7.1000e-004	4.9000e-004	6.0000e-003	2.0000e-005	2.1100e-003	1.0000e-005	2.1200e-003	5.6000e-004	1.0000e-005	5.7000e-004	0.0000	1.6866	1.6866	5.0000e-005	5.0000e-005	1.7017
Total	**7.1000e-004**	**4.9000e-004**	**6.0000e-003**	**2.0000e-005**	**2.1100e-003**	**1.0000e-005**	**2.1200e-003**	**5.6000e-004**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**1.6866**	**1.6866**	**5.0000e-005**	**5.0000e-005**	**1.7017**

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	7.0800e-003	0.0647	0.0731	1.2000e-004		3.1500e-003	3.1500e-003		2.9600e-003	2.9600e-003	0.0000	10.4312	10.4312	2.4800e-003	0.0000	10.4933
Total	**7.0800e-003**	**0.0647**	**0.0731**	**1.2000e-004**		**3.1500e-003**	**3.1500e-003**		**2.9600e-003**	**2.9600e-003**	**0.0000**	**10.4312**	**10.4312**	**2.4800e-003**	**0.0000**	**10.4933**

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	3.0000e-004	0.0114	4.0200e-003	5.0000e-005	1.7000e-003	7.0000e-005	1.7700e-003	4.9000e-004	6.0000e-005	5.6000e-004	0.0000	5.1467	5.1467	1.6000e-004	7.5000e-004	5.3728
Worker	3.3700e-003	2.3300e-003	0.0285	9.0000e-005	0.0100	6.0000e-005	0.0101	2.6600e-003	5.0000e-005	2.7100e-003	0.0000	8.0088	8.0088	2.3000e-004	2.2000e-004	8.0805
Total	**3.6700e-003**	**0.0137**	**0.0325**	**1.4000e-004**	**0.0117**	**1.3000e-004**	**0.0118**	**3.1500e-003**	**1.1000e-004**	**3.2700e-003**	**0.0000**	**13.1555**	**13.1555**	**3.9000e-004**	**9.7000e-004**	**13.4533**

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	3.0300e-003	0.0640	0.0804	1.2000e-004		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	10.4312	10.4312	2.4800e-003	0.0000	10.4932
Total	**3.0300e-003**	**0.0640**	**0.0804**	**1.2000e-004**		**6.1000e-004**	**6.1000e-004**		**6.1000e-004**	**6.1000e-004**	**0.0000**	**10.4312**	**10.4312**	**2.4800e-003**	**0.0000**	**10.4932**

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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	3.0000e-004	0.0114	4.0200e-003	5.0000e-005	1.7000e-003	7.0000e-005	1.7700e-003	4.9000e-004	6.0000e-005	5.6000e-004	0.0000	5.1467	5.1467	1.6000e-004	7.5000e-004	5.3728
Worker	3.3700e-003	2.3300e-003	0.0285	9.0000e-005	0.0100	6.0000e-005	0.0101	2.6600e-003	5.0000e-005	2.7100e-003	0.0000	8.0088	8.0088	2.3000e-004	2.2000e-004	8.0805
Total	**3.6700e-003**	**0.0137**	**0.0325**	**1.4000e-004**	**0.0117**	**1.3000e-004**	**0.0118**	**3.1500e-003**	**1.1000e-004**	**3.2700e-003**	**0.0000**	**13.1555**	**13.1555**	**3.9000e-004**	**9.7000e-004**	**13.4533**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

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	8.4300e-003	0.3292	0.1142	1.5000e-003	0.0496	1.9600e-003	0.0516	0.0143	1.8800e-003	0.0162	0.0000	147.2160	147.2160	4.6300e-003	0.0213	153.6878
Worker	0.0923	0.0611	0.7760	2.4300e-003	0.2910	1.5300e-003	0.2925	0.0773	1.4100e-003	0.0787	0.0000	227.3029	227.3029	6.2200e-003	6.0000e-003	229.2472
Total	**0.1007**	**0.3904**	**0.8902**	**3.9300e-003**	**0.3406**	**3.4900e-003**	**0.3441**	**0.0916**	**3.2900e-003**	**0.0949**	**0.0000**	**374.5189**	**374.5189**	**0.0109**	**0.0273**	**382.9350**

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	0.0883	1.8636	2.3415	3.5300e-003		0.0178	0.0178		0.0178	0.0178	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.0883**	**1.8636**	**2.3415**	**3.5300e-003**		**0.0178**	**0.0178**		**0.0178**	**0.0178**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

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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	8.4300e-003	0.3292	0.1142	1.5000e-003	0.0496	1.9600e-003	0.0516	0.0143	1.8800e-003	0.0162	0.0000	147.2160	147.2160	4.6300e-003	0.0213	153.6878
Worker	0.0923	0.0611	0.7760	2.4300e-003	0.2910	1.5300e-003	0.2925	0.0773	1.4100e-003	0.0787	0.0000	227.3029	227.3029	6.2200e-003	6.0000e-003	229.2472
Total	**0.1007**	**0.3904**	**0.8902**	**3.9300e-003**	**0.3406**	**3.4900e-003**	**0.3441**	**0.0916**	**3.2900e-003**	**0.0949**	**0.0000**	**374.5189**	**374.5189**	**0.0109**	**0.0273**	**382.9350**

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	0.1155	1.0537	1.3592	2.2800e-003		0.0446	0.0446		0.0419	0.0419	0.0000	195.9719	195.9719	0.0461	0.0000	197.1236
Total	**0.1155**	**1.0537**	**1.3592**	**2.2800e-003**		**0.0446**	**0.0446**		**0.0419**	**0.0419**	**0.0000**	**195.9719**	**195.9719**	**0.0461**	**0.0000**	**197.1236**

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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 - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.2700e-003	0.2103	0.0725	9.5000e-004	0.0320	1.2600e-003	0.0333	9.2300e-003	1.2100e-003	0.0104	0.0000	93.1498	93.1498	3.0600e-003	0.0135	97.2460
Worker	0.0561	0.0357	0.4701	1.5100e-003	0.1877	9.4000e-004	0.1886	0.0499	8.7000e-004	0.0508	0.0000	143.0380	143.0380	3.6600e-003	3.6300e-003	144.2124
Total	**0.0614**	**0.2460**	**0.5426**	**2.4600e-003**	**0.2197**	**2.2000e-003**	**0.2219**	**0.0591**	**2.0800e-003**	**0.0612**	**0.0000**	**236.1878**	**236.1878**	**6.7200e-003**	**0.0171**	**241.4583**

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	0.0569	1.2021	1.5103	2.2800e-003		0.0115	0.0115		0.0115	0.0115	0.0000	195.9717	195.9717	0.0461	0.0000	197.1234
Total	**0.0569**	**1.2021**	**1.5103**	**2.2800e-003**		**0.0115**	**0.0115**		**0.0115**	**0.0115**	**0.0000**	**195.9717**	**195.9717**	**0.0461**	**0.0000**	**197.1234**

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

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	5.2700e-003	0.2103	0.0725	9.5000e-004	0.0320	1.2600e-003	0.0333	9.2300e-003	1.2100e-003	0.0104	0.0000	93.1498	93.1498	3.0600e-003	0.0135	97.2460
Worker	0.0561	0.0357	0.4701	1.5100e-003	0.1877	9.4000e-004	0.1886	0.0499	8.7000e-004	0.0508	0.0000	143.0380	143.0380	3.6600e-003	3.6300e-003	144.2124
Total	**0.0614**	**0.2460**	**0.5426**	**2.4600e-003**	**0.2197**	**2.2000e-003**	**0.2219**	**0.0591**	**2.0800e-003**	**0.0612**	**0.0000**	**236.1878**	**236.1878**	**6.7200e-003**	**0.0171**	**241.4583**

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	1.8807					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.2100e-003	0.0349	0.0552	9.0000e-005		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	7.7874	7.7874	4.2000e-004	0.0000	7.7980
Total	**1.8859**	**0.0349**	**0.0552**	**9.0000e-005**		**1.5700e-003**	**1.5700e-003**		**1.5700e-003**	**1.5700e-003**	**0.0000**	**7.7874**	**7.7874**	**4.2000e-004**	**0.0000**	**7.7980**

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

3.6 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	4.0200e-003	2.5600e-003	0.0337	1.1000e-004	0.0135	7.0000e-005	0.0135	3.5700e-003	6.0000e-005	3.6400e-003	0.0000	10.2513	10.2513	2.6000e-004	2.6000e-004	10.3354
Total	**4.0200e-003**	**2.5600e-003**	**0.0337**	**1.1000e-004**	**0.0135**	**7.0000e-005**	**0.0135**	**3.5700e-003**	**6.0000e-005**	**3.6400e-003**	**0.0000**	**10.2513**	**10.2513**	**2.6000e-004**	**2.6000e-004**	**10.3354**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.8807					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0414	0.0559	9.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	7.7874	7.7874	4.2000e-004	0.0000	7.7980
Total	**1.8825**	**0.0414**	**0.0559**	**9.0000e-005**		**4.4000e-004**	**4.4000e-004**		**4.4000e-004**	**4.4000e-004**	**0.0000**	**7.7874**	**7.7874**	**4.2000e-004**	**0.0000**	**7.7980**

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

3.6 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	4.0200e-003	2.5600e-003	0.0337	1.1000e-004	0.0135	7.0000e-005	0.0135	3.5700e-003	6.0000e-005	3.6400e-003	0.0000	10.2513	10.2513	2.6000e-004	2.6000e-004	10.3354
Total	**4.0200e-003**	**2.5600e-003**	**0.0337**	**1.1000e-004**	**0.0135**	**7.0000e-005**	**0.0135**	**3.5700e-003**	**6.0000e-005**	**3.6400e-003**	**0.0000**	**10.2513**	**10.2513**	**2.6000e-004**	**2.6000e-004**	**10.3354**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Jefferson Oceanside Mixed Use Developmment - San Diego County, 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	1.1839	0.9505	8.2557	0.0134	1.4639	0.0115	1.4754	0.3907	0.0108	0.4014	0.0000	1,281.0504	1,281.0504	0.1283	0.0755	1,306.7640
Unmitigated	1.1839	0.9505	8.2557	0.0134	1.4639	0.0115	1.4754	0.3907	0.0108	0.4014	0.0000	1,281.0504	1,281.0504	0.1283	0.0755	1,306.7640

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,770.00	1,770.00	1770.00	3,814,138	3,814,138
Fast Food Restaurant w/o Drive Thru	2,100.00	2,100.00	2100.00	99,372	99,372
Parking Lot	0.00	0.00	0.00		
Total	3,870.00	3,870.00	3,870.00	3,913,510	3,913,510

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	5.92	0.00	0.00	100.00	0.00	0.00	100	0	0
Fast Food Restaurant w/o Drive	0.00	0.13	0.00	0.00	100.00	0.00	100	0	0
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
Apartments Mid Rise	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559
Fast Food Restaurant w/o Drive Thru	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559

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

Parking Lot	0.565387	0.062253	0.175474	0.116234	0.023574	0.006359	0.009156	0.006316	0.000699	0.000586	0.028465	0.000937	0.004559

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	206.0049	206.0049	0.0126	1.5100e-003	206.7692
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	241.2001	241.2001	0.0147	1.7700e-003	242.0950
NaturalGas Mitigated	0.0144	0.1245	0.0636	7.8000e-004		9.9400e-003	9.9400e-003		9.9400e-003	9.9400e-003	0.0000	142.4010	142.4010	2.7300e-003	2.6100e-003	143.2473
NaturalGas Unmitigated	0.0144	0.1245	0.0636	7.8000e-004		9.9400e-003	9.9400e-003		9.9400e-003	9.9400e-003	0.0000	142.4010	142.4010	2.7300e-003	2.6100e-003	143.2473

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.14643e+006	0.0116	0.0989	0.0421	6.3000e-004		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	114.5419	114.5419	2.2000e-003	2.1000e-003	115.2226
Fast Food Restaurant w/o Drive Thru	522060	2.8200e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8591	27.8591	5.3000e-004	5.1000e-004	28.0247
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		**0.0144**	**0.1245**	**0.0636**	**7.8000e-004**		**9.9400e-003**	**9.9400e-003**		**9.9400e-003**	**9.9400e-003**	**0.0000**	**142.4010**	**142.4010**	**2.7300e-003**	**2.6100e-003**	**143.2473**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.14643e+006	0.0116	0.0989	0.0421	6.3000e-004		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	114.5419	114.5419	2.2000e-003	2.1000e-003	115.2226
Fast Food Restaurant w/o Drive Thru	522060	2.8200e-003	0.0256	0.0215	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.8591	27.8591	5.3000e-004	5.1000e-004	28.0247
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		**0.0144**	**0.1245**	**0.0636**	**7.8000e-004**		**9.9400e-003**	**9.9400e-003**		**9.9400e-003**	**9.9400e-003**	**0.0000**	**142.4010**	**142.4010**	**2.7300e-003**	**2.6100e-003**	**143.2473**

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			
Apartments Mid Rise	1.13284e+006	210.3797	0.0129	1.5400e-003	211.1603
Fast Food Restaurant w/o Drive Thru	113460	21.0706	1.2900e-003	1.5000e-004	21.1488
Parking Lot	52500	9.7498	6.0000e-004	7.0000e-005	9.7859
Total		**241.2001**	**0.0147**	**1.7600e-003**	**242.0950**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	990670	183.9772	0.0112	1.3500e-003	184.6597
Fast Food Restaurant w/o Drive Thru	100239	18.6154	1.1400e-003	1.4000e-004	18.6844
Parking Lot	18375	3.4124	2.1000e-004	3.0000e-005	3.4251
Total		**206.0049**	**0.0126**	**1.5200e-003**	**206.7692**

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

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	1.4276	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709
Unmitigated	1.4276	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709

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	0.1881					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0660	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709
Total	**1.4276**	**0.0252**	**2.1918**	**1.2000e-004**		**0.0122**	**0.0122**		**0.0122**	**0.0122**	**0.0000**	**3.5848**	**3.5848**	**3.4400e-003**	**0.0000**	**3.6709**

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	0.1881					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0660	0.0252	2.1918	1.2000e-004		0.0122	0.0122		0.0122	0.0122	0.0000	3.5848	3.5848	3.4400e-003	0.0000	3.6709
Total	**1.4276**	**0.0252**	**2.1918**	**1.2000e-004**		**0.0122**	**0.0122**		**0.0122**	**0.0122**	**0.0000**	**3.5848**	**3.5848**	**3.4400e-003**	**0.0000**	**3.6709**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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	64.1494	0.5284	0.0128	81.1804
Unmitigated	80.1867	0.6605	0.0160	101.4754

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	19.2204 / 12.1172	77.5759	0.6307	0.0153	97.9055
Fast Food Restaurant w/o Drive Thru	0.910601 / 0.0581235	2.6108	0.0298	7.2000e-004	3.5700
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**80.1867**	**0.6605**	**0.0160**	**101.4754**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	15.3764 / 9.69379	62.0607	0.5045	0.0123	78.3244
Fast Food Restaurant w/o Drive Thru	0.728481 / 0.0464988	2.0886	0.0239	5.7000e-004	2.8560
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**64.1494**	**0.5284**	**0.0128**	**81.1804**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	17.2806	1.0213	0.0000	42.8120
Unmitigated	34.5612	2.0425	0.0000	85.6240

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	135.7	27.5459	1.6279	0.0000	68.2437
Fast Food Restaurant w/o Drive Thru	34.56	7.0154	0.4146	0.0000	17.3803
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**34.5612**	**2.0425**	**0.0000**	**85.6240**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	67.85	13.7729	0.8140	0.0000	34.1219
Fast Food Restaurant w/o Drive Thru	17.28	3.5077	0.2073	0.0000	8.6901
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**17.2806**	**1.0213**	**0.0000**	**42.8120**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

ATTACHMENT B

AERSCREEN Dispersion Modeling Results

TITLE: Jefferson Oceanside Appartments

********** AREA PARAMETERS **********

SOURCE EMISSION RATE: 0.520E-03 g/s 0.413E-02 lb/hr

AREA EMISSION RATE: 0.685E-08 g/(s-m2) 0.544E-07 lb/(hr-m2)
AREA HEIGHT: 3.00 meters 9.84 feet
AREA SOURCE LONG SIDE: 275.50 meters 903.87 feet
AREA SOURCE SHORT SIDE: 275.50 meters 903.87 feet
INITIAL VERTICAL DIMENSION: 1.00 meters 3.28 feet
RURAL OR URBAN: URBAN
POPULATION: 79000

FLAGPOLE RECEPTOR HEIGHT: 1.50 meters 4.92 feet

INITIAL PROBE DISTANCE = 5000. meters 16404. feet

********** BUILDING DOWNWASH PARAMETERS **********

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

********** FLOW SECTOR ANALYSIS **********
25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo SECTOR	SURFACE ROUGHNESS	1-HR CONC (ug/m3)	RADIAL (deg)	DIST (m)	TEMPORAL PERIOD
1*	1.000	0.2908	45	175.0	WIN

* = worst case diagonal

********** MAKEMET METEOROLOGY PARAMETERS **********

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
DOMINANT CLIMATE TYPE: Average Moisture
DOMINANT SEASON: Winter

ALBEDO: 0.35
BOWEN RATIO: 1.50
ROUGHNESS LENGTH: 1.000 (meters)

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR	MO	DY	JDY	HR
10	01	28	28	01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS
-0.92	0.043	-9.000	0.020	-999.	21.	8.5	1.000	1.50	0.35	0.50

HT	REF TA	HT
10.0	310.0	2.0

METEOROLOGY CONDITIONS USED TO PREDICT AMBIENT BOUNDARY IMPACT

YR	MO	DY	JDY	HR

```
 -- -- -- --- --
 10 01 28  28 01

    H0     U*     W*  DT/DZ ZICNV ZIMCH  M-O LEN    Z0  BOWEN ALBEDO  REF WS
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 -0.92  0.043 -9.000  0.020 -999.   21.      8.5 1.000   1.50   0.35    0.50

    HT  REF TA     HT
- - - - - - - - - - -
  10.0   310.0    2.0
```

********** AERSCREEN AUTOMATED DISTANCES **********

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	0.2148	2524.99	0.1464E-01
25.00	0.2275	2550.00	0.1451E-01
50.01	0.2397	2575.00	0.1439E-01
75.00	0.2511	2600.00	0.1427E-01
100.00	0.2618	2625.01	0.1415E-01
125.00	0.2718	2650.00	0.1403E-01
150.01	0.2817	2675.00	0.1392E-01
174.99	0.2908	2700.00	0.1381E-01
200.00	0.2768	2725.01	0.1370E-01
225.00	0.2232	2749.99	0.1360E-01
250.00	0.1897	2775.00	0.1349E-01
274.99	0.1675	2800.00	0.1339E-01
300.00	0.1510	2825.00	0.1330E-01
325.00	0.1380	2850.00	0.1320E-01
350.00	0.1265	2875.00	0.1311E-01
375.01	0.1170	2900.00	0.1301E-01
400.00	0.1089	2925.00	0.1292E-01
425.00	0.1019	2950.00	0.1284E-01
450.00	0.9581E-01	2975.00	0.1275E-01
475.01	0.9044E-01	3000.00	0.1267E-01
500.00	0.8568E-01	3025.00	0.1259E-01
525.00	0.8138E-01	3050.00	0.1251E-01
550.00	0.7750E-01	3075.00	0.1243E-01
575.01	0.7396E-01	3100.00	0.1235E-01
599.99	0.7073E-01	3125.00	0.1228E-01
625.00	0.6775E-01	3150.00	0.1220E-01
650.00	0.6502E-01	3175.00	0.1213E-01
675.00	0.6247E-01	3200.00	0.1206E-01
699.99	0.6009E-01	3225.00	0.1199E-01
725.00	0.5788E-01	3250.00	0.1192E-01
750.00	0.5581E-01	3274.99	0.1186E-01
775.00	0.5388E-01	3300.00	0.1179E-01
800.01	0.5206E-01	3325.00	0.1172E-01
825.00	0.5034E-01	3350.00	0.1166E-01
850.00	0.4872E-01	3375.01	0.1160E-01
875.00	0.4719E-01	3400.00	0.1154E-01
900.01	0.4574E-01	3425.00	0.1147E-01
924.99	0.4437E-01	3450.00	0.1141E-01
950.00	0.4308E-01	3475.00	0.1135E-01
975.00	0.4183E-01	3500.00	0.1130E-01
1000.00	0.4066E-01	3525.00	0.1124E-01
1024.99	0.3954E-01	3550.00	0.1118E-01
1050.00	0.3849E-01	3575.00	0.1113E-01
1075.00	0.3747E-01	3600.00	0.1107E-01
1100.00	0.3649E-01	3625.00	0.1102E-01
1125.01	0.3556E-01	3650.00	0.1096E-01
1150.00	0.3468E-01	3675.00	0.1091E-01
1175.00	0.3383E-01	3700.00	0.1086E-01
1200.00	0.3301E-01	3725.00	0.1081E-01
1225.01	0.3223E-01	3750.00	0.1076E-01
1250.00	0.3148E-01	3775.00	0.1071E-01
1275.00	0.3077E-01	3800.00	0.1066E-01
1300.00	0.3008E-01	3825.00	0.1061E-01
1325.01	0.2942E-01	3850.00	0.1056E-01
1349.99	0.2878E-01	3875.00	0.1052E-01
1375.00	0.2818E-01	3900.00	0.1047E-01
1400.00	0.2759E-01	3925.00	0.1042E-01
1425.00	0.2702E-01	3950.00	0.1038E-01
1449.99	0.2648E-01	3975.01	0.1033E-01
1475.00	0.2596E-01	4000.00	0.1029E-01
1500.00	0.2546E-01	4025.00	0.1025E-01
1525.00	0.2497E-01	4050.00	0.1020E-01
1550.01	0.2451E-01	4075.00	0.1016E-01
1575.00	0.2406E-01	4100.00	0.1012E-01
1600.00	0.2362E-01	4125.00	0.1008E-01
1625.00	0.2321E-01	4150.00	0.1004E-01
1650.01	0.2280E-01	4175.00	0.9999E-02
1674.99	0.2241E-01	4200.00	0.9959E-02
1700.00	0.2204E-01	4225.00	0.9919E-02

1725.00	0.2167E-01	4250.00	0.9879E-02
1750.00	0.2132E-01	4275.00	0.9840E-02
1774.99	0.2099E-01	4300.00	0.9801E-02
1800.00	0.2066E-01	4325.00	0.9763E-02
1825.00	0.2035E-01	4349.99	0.9726E-02
1850.00	0.2005E-01	4375.00	0.9688E-02
1875.01	0.1975E-01	4400.01	0.9651E-02
1900.00	0.1947E-01	4425.00	0.9614E-02
1925.00	0.1919E-01	4450.00	0.9578E-02
1950.00	0.1893E-01	4475.00	0.9543E-02
1975.00	0.1867E-01	4500.00	0.9508E-02
1999.99	0.1842E-01	4525.00	0.9472E-02
2025.00	0.1818E-01	4550.00	0.9437E-02
2050.00	0.1794E-01	4575.00	0.9402E-02
2075.00	0.1772E-01	4600.00	0.9368E-02
2099.99	0.1750E-01	4625.00	0.9334E-02
2125.00	0.1729E-01	4650.00	0.9300E-02
2150.00	0.1709E-01	4675.00	0.9266E-02
2175.00	0.1689E-01	4700.00	0.9508E-02
2199.99	0.1670E-01	4725.00	0.9473E-02
2225.00	0.1651E-01	4750.00	0.9437E-02
2250.00	0.1633E-01	4775.00	0.9402E-02
2275.00	0.1615E-01	4800.00	0.9368E-02
2300.01	0.1598E-01	4825.00	0.9333E-02
2325.00	0.1581E-01	4850.00	0.9299E-02
2350.00	0.1565E-01	4875.00	0.9266E-02
2375.00	0.1549E-01	4900.00	0.9232E-02
2400.01	0.1534E-01	4925.00	0.9199E-02
2424.99	0.1519E-01	4950.00	0.9166E-02
2450.00	0.1505E-01	4975.00	0.9134E-02
2475.00	0.1491E-01	5000.00	0.9102E-02
2500.00	0.1477E-01		

********** AERSCREEN MAXIMUM IMPACT SUMMARY **********

3-hour, 8-hour, and 24-hour scaled
concentrations are equal to the 1-hour concentration as referenced in
SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY
IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)
Report number EPA-454/R-92-019
http://www.epa.gov/scram001/guidance_permit.htm
under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	0.2971	0.2971	0.2971	0.2971	N/A
DISTANCE FROM SOURCE	193.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	0.2148	0.2148	0.2148	0.2148	N/A
DISTANCE FROM SOURCE	1.00 meters				

ATTACHMENT C

Cancer Risk Calculations (Tier 3 with DPF Equipment)

Air Quality Health Risk Calculations (Worst-Case)
Jefferson Oceanside Apartments Tier 3 with DPF

From CalEE Annual Output	Emission per day (Ton/Total Construction Duration)	**0.03776**
	Construction Start	**8/1/2023**
	Construction Complete	**8/25/2025**
	Days	**755**
	Construction Emission per day (lb/day)	**0.10002649**
	Annual Duration (Days)	**365**
	Annualized Emission Rate (Grams/Second)	**0.000524444**
	Project Site Size (Acres)	**18.75**
	Project Site Size (meters^2)	**75878.55792**
	Length of Smalles Side (meters)	**275.4606286**
Used as an input to AERSCREEN	Emission Rate over Grading Area(g/s-m^2)	**6.91E-09**
From AERSCREEN * 0.08 for annual per EPA	Concentration Annual (Ug/M^3)	**0.023264**

	Days	Days to years					
Duration	755	2.068493151					
Age (Years)	3rd Trimester (0.25)	0-2	2-9	2-16	16-30	16-70	
Cair (annual) - From F15	0.023264	0.023264	0.023264	0.023264	0.023264	0.023264	
Breathing Rate per agegroup BR/BW (Page 5-25)	361	1090	861	745	335	290	
A (Default is 1)	1	1	1	1	1	1	
Exposure Frequency = EF (days/365days)	0.96	0.96	0.96	0.96	0.96	0.96	
10^-6 Microgram to Milligram / liters to m3	0.000001	0.000001	0.000001	0.000001	0.000001	0.000001	
Dose-inh	0.00000806	0.00002434	0.00001923	0.00001664	0.00000748	0.00000648	
Construction Days	755	2.068493151					
potency factor for Diesel	1.1	1.1	1.1	1.1	1.1	1.1	
Age Sensitivity Factor	10	10	3	3	1	1	
ED	0.25	2.068493151	2.068493151	2.068493151	2.068493151	2.068493151	
AT	70	70	70	70	70	70	
FAH	0.85	0.85	0.72	0.72	0.73	0.73	
Risk for Each Age Group	2.69226E-07	6.72589E-06	1.35009E-06	1.16819E-06	1.7753E-07	1.53683E-07	
Risk per million Exposed	0.269225631	6.725890277	1.350085451	1.168192405	0.17753011	0.153682782	
Cancer Risk Per Million 9-years	8.35						
Cancer Risk Per Million 30-years	8.34						
Cancer Risk Per Million 70-years	**8.32**						