

AIR QUALITY ASSESSMENT

**York Drive Active Senior Living Development
PDS2021 -MPA-21-001
County of San Diego, CA**

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LIST OF COMMON ACRONYMS

Air Quality (AQ)
Assembly Bill 32 (AB32)
California Air Resource Board (CARB)
California Ambient Air Quality Standards (CAAQS)
California Environmental Quality Act (CEQA)
Carbon Dioxide (CO₂)
Cubic Yards (CY)
Diesel Particulate Matter (DPM)
Environmental Protection Agency (EPA)
EPA Office of Air Quality Planning and Standards (OAQPS)
Hazardous Air Pollutants (HAPs)
Hydrogen Sulfide (H₂S)
International Residential Code (IRC)
Level of Service (LOS)
Low Carbon Fuel Standard (LCFS)
Methane (CH₄)
National ambient air quality standards (NAAQS)
Nitrous Oxide (N₂O)
North County Transit District (NCTD)
Reactive Organic Gas (ROG)
Regional Air Quality Strategy (RAQS)
San Diego Air Basin (SDAB)
San Diego Air Pollution Control District (SDAPCD)
South Coast Air Quality Management District (SCAQMD)
State Implementation Plan (SIP)
Toxic Air Contaminants (TACs)
Vehicle Miles Traveled (VMT)

EXECUTIVE SUMMARY

This air quality (AQ) impact study has been completed to determine the AQ impacts associated with the development of the Proposed Project.

The Project known as "York Drive Active Senior Living Development" envisions providing a 183 unit senior living apartment facility with a group residential design on a 4.27 acre project site. The Project is located at 1822, 1844 and 1864 York Drive, in the North County Metropolitan Subregional Plan area of an unincorporated area of San Diego County within a close proximity to the City of Vista.

Project design features (PDFs) 1-7 have been included in this Project. The applicant has agreed to implement all PDFs and will be included in the Project's Conditions of Approval.

York Drive Active Senior Living PDFs

- PDF 1: The Project will utilize architectural coatings compliant with SDAPCD Rule 67 (SDAPCD, 2015).
- PDF 2: In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
- PDF 3: The Project applicant will be required to comply with County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.
- PDF 4: Install low flow indoor water fixtures in all residential units to achieve at least a 20 percent reduction in indoor water use.
- PDF 5: The typical design requirements for a senior development requires 194 spots for this site. The project would supply a reduced quantity of parking for purposes of reducing VMT onsite. The project would limit parking to 160 spaces or a 17.5% reduction from what would otherwise be recommended.
- PDF 6: The Project would install 183 kilowatts (KW) of onsite solar.

Construction

All construction phases of the Proposed Project are anticipated to start in 2022 and completion is expected in 2023 with full operations expected in 2024. The project was analyzed and found to have less than significant air quality impacts with respect to both criteria pollutants and fugitive dust. However, with respect to diesel particulate matter (DPM) significant health risks would be expected without mitigation. Based on modeling results, it was found that Tier 4 construction equipment would mitigate these impacts to less than significant.

The proposed project does not have any nearby cumulative construction projects identified within ½ mile of the project site. Given this a less than significant cumulative impact is expected. It should be noted however, the proposed project may begin construction at a later time than was assumed within this analysis. If this happens, the project applicant should coordinate with the County of San Diego staff to verify that this condition is still valid. If projects are found to be within the ½ mile distance, the project grading should be coordinated with the County to ensure that simultaneous grading of any future projects (within ½ mile distanced) does not occur. The Construction Mitigation Measures (CMM) for the proposed Project are listed below:

York Drive Active Senior Living CMMs:

CMM 1 :Project-related construction activities would use 90% Tier 4 construction equipment as defined by the United States (U.S.) Environmental Protection Agency (EPA)/ California Air Resources Board (CARB)-certified construction equipment with DPF. The Project applicant has confirmed commitment to this feature. Project grading and building plans shall include a note stating "Construction activities require at least 90% Tier 4 equipment"

CMM 2: To avoid a significant cumulative impact, the project grading shall be coordinated with the County to ensure that simultaneous grading of any future projects (within ½ mile distanced) does not occur.

The only source of odors during construction would be from temporary use of construction equipment and paving equipment, and the application of architectural coatings. Since odors would-be short-term events, a less than significant odor impact is expected during construction.

Operations

Based upon the analysis of operational activities, no criteria pollutant or fugitive dust impacts would be expected. Operational mitigation measures would not be required. The existing Project area is zoned Rural Residential (RR) and the proposed "Group Home" Project would not require a rezone. The project would therefore be consistent with the General Plan and generates fewer trips than the existing RR designation allows. Because the Project is consistent with the projected growth of the General Plan and because the Project would not generate significant direct AQ impacts, The project would likewise generate less than significant cumulative impacts. Finally, since the Project is consistent with the General Plan and generates less than significant direct and cumulative impacts, the project would also be consistent with the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP).

1.0 INTRODUCTION

1.1 Purpose of this Study

The purpose of this air quality (AQ) study is to determine potential AQ impacts (if any) that may be created by 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 Proposed Project is located at 1822, 1844 and 1864 York Drive, in the North County Metropolitan Subregional Plan area of Unincorporated San Diego County. The general location of the Project is shown in the Vicinity Map, Figure 1-A.

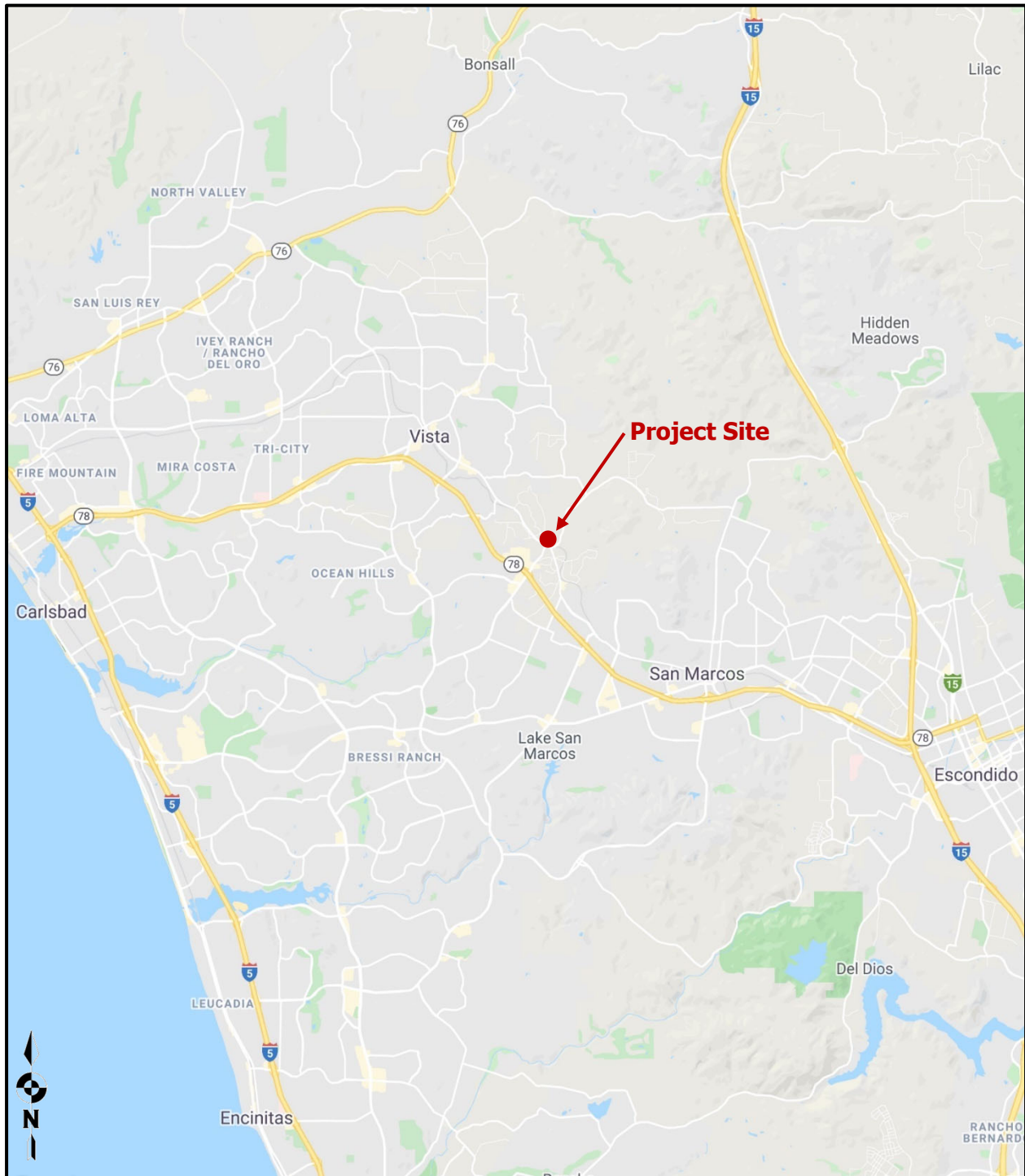
1.3 Project Description

The proposed Project seeks to construct one four-story building with a floor area of 138,139 square feet and would have a total of 183 Senior Units on a 4.27 acre site. The residential (Group Home) apartments include 121 studios, 51 one-bedroom units and 11 two-bedroom units with 160 parking locations.

The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential VR-2 (2 units/acre). Zoning for the site is RR. The Project site plan is shown in Figure 1-B.

Construction of the Project would be expected to begin in 2022 with completion expected in 2023. The project will require import of 22,000 Cubic Yards (CY) of soil. The first full year of operations is expected in 2024.

Figure 1-A: Project Vicinity Map



Source: (Google, 2021)

[illegible]

21-48 York Drive Active Seniors Air Quality

1.4 Project Design Features

Project design features (PDFs) have been incorporated into the Project to reduce emissions associated with construction, energy use, area sources and water demand. The Project would include PDFs that would reduce both air quality and greenhouse gas (GHG) emissions. Given this, it should be noted that not all PDFs modeled specifically reduce AQ emissions but rather GHG emissions alone and vice versa. Given this, all PDFs listed below will be conditions to the project and would therefore be required.

York Drive PDFs

PDF 1: The Project will utilize architectural coatings compliant with SDAPCD Rule 67 (SDAPCD, 2015).

PDF 2: In accordance with AB 939, and to be consistent with AB 341's statewide 75 percent diversion policy, the Project will seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.

PDF 3: The Project applicant will be required to comply with County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in outdoor use and will submit a Landscape Document Package to show such compliance.

PDF 4: Install low flow indoor water fixtures in all residential units to achieve at least a 20 percent reduction in indoor water use.

PDF 5: The typical design requirements for a senior development requires 194 spots for this site. The project would supply a reduced quantity of parking for purposes of reducing VMT onsite. The project would limit parking to 160 spaces or a 17.5% reduction from what would otherwise be recommended.

PDF 6: The Project would install 183 KW of onsite solar.

2.0 EXISTING ENVIRONMENTAL SETTING

2.1 Existing Setting

The existing site is zoned RR. Land uses surrounding the Project mostly include both single and multi-family residential which are adjacent to the Project site to the north, east and south. Land uses to the west are generally commercial in nature.

2.2 Climate and Meteorology

Climate within the San Diego Air Basin (SDAB) area often varies dramatically over short geographical distances with cooler temperatures on the western coast gradually warming to the east as prevailing winds from the west heat up. Most of southern California is dominated by high-pressure systems for much of the year, which keeps San Diego 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. It is common for inversion layers to develop within high-pressure areas, which mostly define pressure patterns over the SDAB. These inversions are caused when a thin layer of the atmosphere increases in temperature with height. An inversion acts like a lid preventing vertical mixing of air through convective overturning.

Meteorological trends within the area generally show daytime highs ranging between 67°F in the winter to approximately 83°F in the summer with August usually being the hottest month. Daytime Low temperatures range from approximately 44°F in the winter to approximately 62°F in the summer. Precipitation is generally about 13 inches per year (WRCC, 2016). Prevailing wind patterns for the area vary during any given month during the year and also vary depending on the time of day or night. The predominant pattern though throughout the year is usually from the west or westerly (WRCC, 2018).

2.3 Regulatory Standards

2.3.1 Federal Standards and Definitions

The Federal AQ 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 AQ 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 AQ 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 AQ 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 (NO₂):** *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, NO₂ is usually visible as a reddish-brown air layer over urban areas. NO₂ 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 NO₂ above the level of the current state AQ standard. Clinical studies of human subjects suggest that NO₂ exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.*
4. **Particulate Matter (PM₁₀ 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. PM₁₀ 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 AQ standards increases the risk of allergies such as asthma and respiratory illness.*
5. **Ozone (O₃):** *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 AQ 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 (SO₂):** *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. SO₂ is also emitted from several industrial processes, such as petroleum refining and metal processing. Effects from SO₂ 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 SO₂ results in increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality.*

2.3.2 State Standards and Definitions

The California Air Resources Board (CARB) sets the laws and regulations for AQ 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 (H₂S):** *is a colorless, toxic and flammable gas with a recognizable smell of rotten eggs or flatulence. H₂S occurs naturally in crude petroleum, natural gas, volcanic gases, and hot springs. Usually, H₂S 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).*

In August 2019, the U.S. EPA and the National Highway Traffic Safety Administration (NHTSA) jointly published a notice of the proposed rulemaking for the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE Rule). The SAFE Vehicles Rule proposes amended Corporate Average Fuel Economy (CAFE) and Light-Duty Vehicle Greenhouse Gas and Air Quality Emissions Standards. This Notice of Proposed Rulemaking (NPRM) was the first formal step in setting the 2021-2026 Model Year (MY) standards that must be achieved by each automaker for its car and light-duty truck fleet (US EPA, 2018). Part One of the SAFE Rule withdrew the State of California's waiver, afforded under the CAA to set GHG and zero-emissions vehicle (ZEV) standards separate from the federal government and became effective in November 2019. In March 2020, Part Two of the SAFE Rule was published which set amended fuel economy and CO₂ standards for Passenger Cars and Light Trucks for model years 2021 through 2026. (US EPA, 2020).

The SAFE Rule relaxed federal greenhouse gas emissions and CAFE standards to increase in stringency at only about 1.5 percent (%) per year from model year (MY) 2020 levels over MYs 2021–2026. The previously established emission standards and related “augural” fuel economy standards would have achieved about 4% per year improvements through MY 2025.

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/m ³)	Ultraviolet Photometry	-	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		-		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	No Separate State Standard		35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³		
Carbon Monoxide (CO)	8 hour	9.0 ppm (10mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m ³)	-	Non-Dispersive Infrared Photometry
	1 hour	20 ppm (23 mg/m ³)		35 ppm (40 mg/m ³)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		-		
Nitrogen Dioxide (NO ₂) ¹⁰	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m ³) ⁸	Same as Primary Standard	Gas Phase Chemiluminescence
	1 Hour	0.18 ppm (339 µg/m ³)		0.100 ppm ⁸ (188/ µg/m ³)		
Sulfur Dioxide (SO ₂) ¹¹	Annual Arithmetic Mean	-	Ultraviolet Fluorescence	0.030 ppm ¹⁰ (for Certain Areas)	-	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method) ⁹
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm ¹⁰ (for Certain Areas) (See Footnote 9)	-	
	3 Hour	-		-	0.5 ppm (1300 µg/m ³)	
	1 Hour	0.25 ppm (655 µg/m ³)		75 ppb (196 µg/m ³)	-	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	-	Same as Primary Standard	-
	Calendar Quarter	-		1.5 µg/m ³		
	Rolling 3-Month Average	-		0.15 µg/m ³		
Visibility Reducing Particles	8 Hour	See footnote 14				
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	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, PM_{2.5}, 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 PM_{2.5}, 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 U.S. 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 U.S. 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 PM_{2.5} primary standard was lowered from 15 µg/m³ to 12.0 µg/m³ . The existing national 24- hour PM_{2.5} 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)

CARB has prepared off-model adjustment factors for the Emissions Factors model (EMFAC) to account for the Final SAFE Rule. These adjustment factors account for changes in criteria pollutant estimates from mobile sources for NO₂, PM₁₀, PM_{2.5}, and CO (CARB, 2019). Air Quality modeling software CalEEMod 2020.4.0 incorporates these requirements into the model.

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 PM₁₀ as well.

The 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 O₃ and State PM₁₀ and PM_{2.5}. An attainment plan is available for O₃. 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 SDAPCD’s RAQS, in combination with RAQS from other air districts with nonattainment areas of serious (or worse) air quality problems, is submitted to CARB, which develops the California State Implementation Plan (SIP) SIP and is designed to provide control measures needed to attain ambient AQ standards.

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 on the following page (SDAPCD, 2019).

The RAQS is largely based on population projections by the San Diego Association of Governments (SANDAG). SANDAG’s population projections are developed based on proposed buildout of land uses identified in the County’s General Plan. Therefore, 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 AQ emissions or if the Project produces cumulative impacts.

Table 2.2: San Diego County 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 California Environmental Quality Act Significance Thresholds

The California Environmental Quality Act (CEQA) has provided a checklist to identify the significance of AQ 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 AQ 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?

2.5 SDAPCD Rule 20.2 – Air Quality Impact Assessment Screening Thresholds

The SDAPCD has established recommended trigger levels in Rule 20.2 for new or modified stationary sources. Through the County's Guidelines for Determining Significance and Report Format and Content Requirements, the County has adopted these trigger levels as Screening Level Thresholds¹ (SLTs) for use in determining CEQA air quality impacts (County of San Diego, 2007). These SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact as defined by CEQA. However, since SDAPCD does not have recommended trigger level for VOCs, the County has adopted the South Coast Air Quality Management District's (SCAQMD's) ROG threshold for the Coachella Valley.

Should emissions be found to exceed these County adopted SLTs, 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 SLTs for construction and operational activities are shown in Table 2.3.

Table 2.3: Screening Level Thresholds for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)
Construction and Operational Emissions	
Respirable Particulate Matter (PM ₁₀)	100
Respirable Particulate Matter (PM _{2.5})	55
Nitrogen Oxide (NO _x)	250
Sulfur Oxide (SO _x)	250
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Reactive Organic Gases (ROG) SCAQMD	75

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 to less than one per one million have a less than significant impact. Projects that propose an increased cancer risk to greater than one in one million require implementation of toxics best available

¹ County SLTs are tied to achieving or maintaining attainment designations with the NAAQS and CAAQS. The federal and State ambient air quality standards, in turn, are scientifically substantiated, numerical concentrations of criteria air pollutants considered to be protective of human health.

control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. Upon providing T-BACT equipment a less than significant impact is expected when the risk is between one and ten per one million exposed. At no time shall the Project increase the incremental cancer risk to over ten in one million or a health hazard index (chronic and acute) greater than one.

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. The proposed development project is closest to the Carmel Mountain Ranch and Camp Pendleton monitoring stations which are located 11 and 15.5 miles from the Project site respectively. Table 2.4 identifies the criteria pollutants monitored at the aforementioned station.

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 (SDAPCD, 2021).

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

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2019	2020	Days Exceeded over 2 years
O ₃ (ppm)	Camp Pendleton or Carmel Mountain Ranch	1 Hour	0.09 ppm	No Standard	0.08	0.09	0
		8 Hour	0.070 ppm	0.070 ppm	0.06	0.07	3
PM ₁₀ (µg/m ³)		24 Hour	50 µg/m ³	150 µg/m ³	PM10 Data Not Available for Monitoring Sites near Project Site		
		Annual Arithmetic Mean	20 µg/m ³	No Standard			
* PM _{2.5} (µg/m ³)		24 Hour	No standard -	35 µg/m ³	18.9	40.2	N/A
		Annual Arithmetic Mean	12 µg/m ³	15 µg/m ³	8.2	9.3	N/A
NO ₂ (ppm)		Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.014	0.013	N/A
		1 Hour	0.18 ppm	0.100 ppm	0.086	0.056	N/A
* CO (ppm)		1 Hour	20 ppm	35 ppm	4.1	3.3	N/A
		8 Hour	9 ppm	9 ppm	2.5	1.7	N/A

Notes:

1. - Yearly maximums marked with "-" indicated data was not available for either monitoring station.
2. * Data was selected from the Carmel Mountain Ranch station which began in 2019. All other data presented was collected at the Camp Pendleton Monitoring Station.
3. SO₂ is only monitored at the El Cajon Monitoring Station. Within the entire County of San Diego, SO₂ emissions within the County are essentially Zero for all metrics including the Average, Maximum 24 hour and 1- hour standards. The Highest 1-hr measurement identified is 0.004 ppm and the most restrictive standard (CAAQS for SO₂) is 0.25 ppm.

3.0 METHODOLOGY

3.1 Construction Emissions Calculations

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 South Coast Air Quality Management District (SCAQMD) in 2021. The construction module in CalEEMod is used to calculate the emissions associated with the construction of the Project and uses methodologies presented in the U.S. EPA AP-42 document with emphasis on Chapter 11.9. The CalEEMod input/output model is shown in **Attachment A** to this report.

The AERMOD dispersion model will be used to determine the concentration for air pollutants at any location near the pollutant generator. Additionally, the model will predict the maximum exposure distance and concentrations. The notable toxic air contaminant from construction is diesel exhaust, since exposure to diesel exhaust is known to cause cancer and acute and chronic health effects. Diesel exhaust emissions can be estimated using the annual PM₁₀ exhaust emissions from onsite construction operations obtained from the annual CalEEMod model output by summing each onsite source for the construction duration. The AERMOD files for the Project are provided in **Attachments B and C** for both unmitigated and mitigated scenarios which include Tier 4 diesel engines. In addition, emissions for adjacent or nearby sensitive receptors is included. Both these scenarios are further discussed later in 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 (County of San Diego, 2007):

Equation 1

$$Dose_{air} = C_{air} * (BR/BW) * A * EF * (1 \times 10^{-6})$$

Dose _{air}	=	Dose through inhalation (mg/kg/d)
C _{air}	=	Concentration in air (µg/m ³) Annual average DPM concentration in µg/m ³ - AERMOD predicts annual averages.
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 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 attached to this report. The worst case cancer risk calculation is defined in Equation 2 below (OEHHA, February 2015):

Equation 2

$$RISK_{inh-res} = DOSE_{air} \times CPF \times ASF \times ED/AT \times FAH$$

$RISK_{inh-res}$	=	Residential inhalation cancer risk
$DOSE_{air}$	=	Daily inhalation dose (mg/kg-day)
CPF	=	Inhalation cancer potency factor (mg/kg-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)

The California 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. Health risk calculations are shown in **Attachment D** to this report.

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/m³ and targets the respiratory system.

A graphical representation of the modeling locations is shown on a site aerial below in Figure 3-A. The red points (1-4) represent the sensitive receptor locations where air quality emissions are calculated by AERMOD. For purposes of analysis an unmitigated and mitigated model was created.

Figure 3-A: Construction Health Risk Model Setup



Source: (Google Earth Pro, 2021)

3.2 Construction Assumptions

The Project construction dates were estimated based on a construction kickoff in 2022 with construction completed in early 2023. CalEEMod Version 2020.4.0 was utilized for all construction calculations and has been manually updated to reflect SDAPCD Rule 67 paint Volatile Organic Compound (VOC) limits. In addition, the project will require 22,000 CY of import. Table 3.1 shows the expected timeframes for the construction processes for all the Proposed Project infrastructure, facilities, improvements and structures at the site, as well as

the expected number of pieces of equipment have been verified by the applicant's Project Engineer.

Table 3.1: Expected Construction Equipment

Equipment Identification	Proposed Start	Proposed Complete	Quantity
Site Preparation	06/01/2022	06/07/2022	
Rubber Tired Dozers			2
Tractors/Loaders/Backhoes			1
Grading	06/08/2022	06/17/2022	
Excavators			1
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			2
Paving	06/18/2022	07/13/2022	
Pavers			1
Paving Equipment			2
Rollers			2
Building Construction	07/14/2022	05/31/2023	
Cranes			1
Forklifts			1
Generator Sets			1
Tractors/Loaders/Backhoes			2
Welders			1
Architectural Coating	04/27/2023	05/31/2023	
Air Compressors			1
This equipment and durations were selected based on discussion with the Project Engineer.			

3.3 Operational Emissions

Once construction is completed the Proposed Project would generate emissions from daily operations which would include sources such as area, energy, and mobile sources which are also calculated within CalEEMod. Area sources include consumer products, landscaping, and architectural coatings as part of regular maintenance. It is assumed that an average of 10 percent of the structural surface area will be re-painted each year. Energy sources would be from natural gas usage which is based on default settings within CalEEMod.

Mobile emissions are generated through the use of vehicles for transportation. The Project operations would be expected in 2024. The Project would generate roughly 677 daily trips as was estimated by LL&G Engineers within the Project traffic scoping letter (LL&G, 2025). CalEEMod 2020.4.0 was utilized for the operational GHG model. The Traffic assessment also made changes to the trip generation (revised to 643 trips) given the relatively close location

(0.3 miles) from the nearby Buena Creek Sprinter rail station though the trip generation rate using a 0.3 mile input. This geographical location was inputted into the CalEEMod file. Also, it should be noted that the project will intentionally provide a reduced parking design which will reduce vehicular trips. For purposes of this analysis, trip generation was assumed at 677 daily trips using an urban setting since the project is nearly adjacent to the City of Vista. The operational model is also shown in **Attachment A** at the end of this report.

As noted in Section 1.4 of this analysis, the project would include a number of PDFs which will primarily reduce GHG emissions though may also reduce Air Quality emissions. The CalEEMod file includes these PDFs because the same model is utilized for the Project GHG study. Since the Air Quality emissions estimated by CalEEMod are separate to the estimated GHG emissions, it's reasonable to utilize the same model outputs. The PDF to include Solar requires a separate CalEEMod file and because solar does not specifically reduce air quality emissions, the specific model for Solar is not included in this analysis. Solar would reduce GHG emissions which are analyzed separately within the project GHG analysis.

3.4 Odor Impacts (Onsite)

Potential onsite odor generators would include short-term construction odors from activities such as paving and painting, as well as exhaust from construction equipment. Odors created during short term construction activities such as the laying of asphalt are from the bitumen and solvents used within hot asphalt, and architectural coatings. Due to the high dispersive nature of exhaust emissions, the concentration of emissions would be reduced with distance between the project site and the sensitive receptors adjacent to the project site. Operations from the Project would be typical of a senior living facility and would not be associated with long term odors. Because construction odors would be temporary and the Project is not associated with long-term odors, a less than significant odor impact is expected.

4.0 FINDINGS

4.1 Construction Findings

Emissions from construction activities and equipment use, identified in Section 3.2, are presented in pounds per day and are shown in Table 4.1 below. Based on these numbers, the Project would not exceed County screening standards and would not require mitigation to comply.

Table 4.1: Expected Construction Emissions Summary – Pounds per Day (lb/day)

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)
2022	3.36	75.03	26.94	0.24	13.70	1.39	14.98	6.81	1.30	7.66
2023	71.85	14.04	18.87	0.04	1.77	0.60	2.37	0.47	0.57	1.05
Screening Level Threshold (lb/day)	75	250	550	250	-	-	100	-	-	55
Significant?	No	No	No	No	-	-	No	-	-	No
Note: Modeling assumes Rule 67.0.1 Architectural Coating and includes 22,000 CY of soil import										

4.2 Health Risk

The nearest sensitive receptors are residential and are adjacent to the Project site. Based upon the annual AQ modeling outputs, worst-case PM₁₀ generated from onsite construction exhaust would cumulatively produce 0.0725 tons over the construction duration 364-calendar days or an average of 0.0021 grams/second. The average emission rate over the grading area is 1.21×10^{-7} g/m²/s, which was calculated as follows:

$$\frac{0.0021 \frac{\text{grams}}{\text{second}}}{4.27 \text{ acres} * 4,046 \frac{\text{meters}^2}{\text{acre}}} = 1.21 * 10^{-7} \frac{\text{grams}}{\text{meters}^2 \text{ second}}$$

Utilizing the AERMOD dispersion model, we find that the peak maximum annual concentration is 0.784 µg/m³ during the worst-case construction period. Utilizing the risk equation identified above in Section 3.1, the inhalation cancer risk for the worst-case residential receptor is 139.83 per one million exposed which exceeds the one per million threshold without T-BACT applied.

It was found that these impacts can be reduced to less than significant through the utilization of at least 90 percent Tier 4 equipment or equivalent. This equipment would cumulatively produce a total of 0.00469 tons of PM₁₀ over the same construction duration above which equates to 0.000135 grams/second. Based on this the mitigated average emission rate over the grading area is 7.82×10^{-9} g/m²/s. Utilizing the AERMOD dispersion model, we find that the annual concentration is 0.0506 µg/m³ during construction. Given this, the inhalation cancer risk for the closest residential receptor was found to be 9.63 per one million exposed which would be considered a less than significant impact under the 10 in one million exposed threshold with T-BACT applied. Additionally, as noted earlier in this report, detailed dispersion calculations for both the unmitigated and mitigated scenarios are shown in **Attachments B and -C** of this report.

Finally, there are known 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 annual concentration of 0.0094 µg/m³ divided by the REL of 5 µg/m³ yields a Health Hazard Index less than one. Therefore, no chronic health risks are expected and all health risks are considered less than significant.

It should be noted that the mitigation measure to utilize Tier 4 equipment with DPF or equivalent would further reduce AQ emissions identified in Section 4.1 above. Since unmitigated emissions do not exceed the County's screening thresholds, mitigated emissions would also be considered less than significant. Mitigated construction emissions are shown in Table 4.2 below:

Table 4.2: Mitigated Construction Emissions (lb/day) 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)
2022	1.98	60.05	29.86	0.24	13.70	0.59	14.18	6.81	0.57	6.84
2023	70.77	5.80	20.39	0.04	1.77	0.06	1.83	0.47	0.06	0.53
Screening Level Threshold (lb/day)	75	250	550	250	-	-	100	-	-	55
Significant?	No	No	No	No	-	-	No	-	-	No

4.3 Operational Findings

Project buildout and full operations are expected in 2024. Project trip generation was provided in the traffic scoping letter (LL&G, 2025) and was added manually into the CalEEMod 2020.4.0 Project model. The model was ran for both the winter and summer scenarios to determine operational impacts at the buildout year when full operations are expected (2024). The expected daily pollutant generation was calculated in CalEEMod utilizing the methodologies identified in Section 3 of this report and are shown for both summer and winter scenarios in Tables 4.3 and 4.4. Based on the modeling results, a less than significant AQ impact would be expected from this Project.

Table 4.3: Expected Summer Daily Pollutant Generation

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	3.91	0.17	15.11	0.00	0.08	0.08
Energy	0.06	0.50	0.21	0.00	0.04	0.04
Mobile	1.95	1.98	17.58	0.04	4.10	1.11
Total (Unmitigated)	5.92	2.66	32.90	0.04	4.23	1.24
Screening Level Threshold	75	250	550	250	100	55
Significant?	No	No	No	No	No	No

Table 4.4: Expected Winter Daily Pollutant Generation

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	3.91	0.17	15.11	0.00	0.08	0.08
Energy	0.06	0.50	0.21	0.00	0.04	0.04
Mobile	1.91	2.15	18.01	0.04	4.11	1.11
Total (Unmitigated)	5.88	2.83	33.33	0.04	4.23	1.24
Screening Level Threshold	75	250	550	250	100	55
Significant?	No	No	No	No	No	No

4.4 Cumulative Construction Findings

Cumulative construction impacts could occur from construction activities for multiple projects occurring at the same time. These impacts could be significant when the maximum exposure contours for each project construction activity intersect. To illustrate this, if a project was to produce air quality emissions simultaneous to a nearby construction project, the emissions from the combined activities could exceed significance thresholds. For this project, the

construction emissions are well below significance as shown in Table 4.2 above. If a nearby project was to be under construction at the same time, that project would need to produce significantly more emissions and be relatively close to the proposed project site.

Based on discussion with the project applicant, no significant construction projects are within ½ mile of the proposed Project. Given this, significant cumulative impacts are not expected. Since construction of the Project may occur later than assumed within this analysis, to avoid a significant cumulative construction impact, the Project applicant shall coordinate grading schedules with the County of San Diego so that simultaneous grading operations does not occur.

4.5 Cumulative Operations Impacts

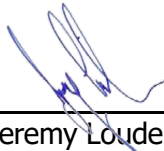
The existing Project area is zoned RR and the proposed "Group Home" Project would not require a rezone. The project would therefore be consistent with the General Plan generates fewer trips than the existing zoning designation allows. Because the Project is consistent with the projected growth of the General Plan and since as demonstrated in this analysis would not generate significant direct AQ impacts, would also generate less than significant cumulative impacts. Therefore, since the Project is consistent with the General Plan, and since the project does not generate any direct or cumulative impacts, the project would be consistent with the RAQS and SIP.

5.0 REFERENCES

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6.0 CERTIFICATIONS

The contents of this report represent an accurate depiction of the air quality environment and impacts within and surrounding the Proposed development. This report was prepared utilizing the latest emission rates and reduction methodologies. This report was prepared by Jeremy Loudon; a County approved CEQA Consultant for Air Quality.



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Date April 4, 2025

ATTACHMENT A

CalEEMod

York Drive Active Senior Living - San Diego County, Summer

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

York Drive Active Senior Living
San Diego County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	160.00	Space	1.44	64,000.00	0
Retirement Community	183.00	Dwelling Unit	2.83	138,139.00	523

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2024
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	452.94	CH4 Intensity (lb/MWhr)	0.028	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - RPS 2024 33% achieved 2020 60% will be achieved in 2030
- Land Use - 4.27 acres... Building is 138,139 SF
- Construction Phase - CS
- Off-road Equipment -
- Off-road Equipment - ce
- Off-road Equipment - ce
- Off-road Equipment - ce
- Off-road Equipment - ce
- Trips and VMT -
- Grading - 22k CY import

York Drive Active Senior Living - San Diego County, Summer

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

Architectural Coating - Rule 67 Paint

Vehicle Trips - Updated per Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Project would not install hearth options

Area Coating - Rule 67 Paints

Energy Use -

Construction Off-road Equipment Mitigation - Tier 4

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
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_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	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

York Drive Active Senior Living - San Diego County, Summer

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	18.00	25.00
tblFireplaces	NumberGas	100.65	0.00
tblFireplaces	NumberNoFireplace	18.30	183.00
tblFireplaces	NumberWood	64.05	0.00
tblGrading	AcresOfGrading	5.00	7.50
tblGrading	MaterialImported	0.00	22,000.00
tblLandUse	LandUseSquareFeet	183,000.00	138,139.00
tblLandUse	LotAcreage	36.60	2.83
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

York Drive Active Senior Living - San Diego County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.028
tblProjectCharacteristics	CO2IntensityFactor	539.98	452.94
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	HO_TTP	39.60	39.00
tblVehicleTrips	HS_TTP	18.80	19.00
tblVehicleTrips	HW_TTP	41.60	42.00
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	9.15	0.00
tblWoodstoves	NumberNoncatalytic	9.15	0.00

2.0 Emissions Summary

York Drive Active Senior Living - 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					
2022	3.3624	75.0330	26.9426	0.2432	13.7006	1.3891	14.9771	6.8097	1.2977	7.6609	0.0000	26,416.86 82	26,416.86 82	1.9764	3.7748	27,591.17 71
2023	71.8465	14.0352	18.8728	0.0441	1.7722	0.6019	2.3741	0.4747	0.5744	1.0490	0.0000	4,358.708 0	4,358.708 0	0.5017	0.1310	4,410.272 6
Maximum	71.8465	75.0330	26.9426	0.2432	13.7006	1.3891	14.9771	6.8097	1.2977	7.6609	0.0000	26,416.86 82	26,416.86 82	1.9764	3.7748	27,591.17 71

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.9848	60.0482	29.8594	0.2432	13.7006	0.5888	14.1767	6.8097	0.5655	6.8429	0.0000	26,416.86 82	26,416.86 82	1.9764	3.7748	27,591.17 71
2023	70.7683	5.7963	20.3934	0.0441	1.7722	0.0570	1.8292	0.4747	0.0559	0.5306	0.0000	4,358.708 0	4,358.708 0	0.5017	0.1310	4,410.272 6
Maximum	70.7683	60.0482	29.8594	0.2432	13.7006	0.5888	14.1767	6.8097	0.5655	6.8429	0.0000	26,416.86 82	26,416.86 82	1.9764	3.7748	27,591.17 71

York Drive Active Senior Living - 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
Percent Reduction	3.27	26.07	-9.69	0.00	0.00	67.57	7.75	0.00	66.81	15.34	0.00	0.00	0.00	0.00	0.00	0.00

York Drive Active Senior Living - 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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Energy	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Mobile	1.9530	1.9849	17.5806	0.0388	4.0758	0.0292	4.1049	1.0857	0.0272	1.1129		4,014.0379	4,014.0379	0.2618	0.1658	4,069.9912
Total	5.9245	2.6623	32.9025	0.0428	4.0758	0.1536	4.2293	1.0857	0.1516	1.2373	0.0000	4,683.8579	4,683.8579	0.3003	0.1776	4,744.2841

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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Energy	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Mobile	1.7426	1.6329	14.3727	0.0304	3.1784	0.0233	3.2017	0.8467	0.0218	0.8684		3,151.1825	3,151.1825	0.2201	0.1374	3,197.6320
Total	5.7141	2.3103	29.6946	0.0344	3.1784	0.1477	3.3261	0.8467	0.1462	0.9928	0.0000	3,821.0025	3,821.0025	0.2586	0.1492	3,871.9249

York Drive Active Senior Living - 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
Percent Reduction	3.55	13.22	9.75	19.48	22.02	3.80	21.36	22.02	3.59	19.76	0.00	18.42	18.42	13.88	15.99	18.39

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	6/1/2022	6/7/2022	5	5	
2	Grading	Grading	6/8/2022	6/17/2022	5	8	
3	Paving	Paving	6/18/2022	7/13/2022	5	18	
4	Building Construction	Building Construction	7/14/2022	5/31/2023	5	230	
5	Architectural Coating	Architectural Coating	4/27/2023	5/31/2023	5	25	

Acres of Grading (Site Preparation Phase): 7.5**Acres of Grading (Grading Phase): 8****Acres of Paving: 1.44****Residential Indoor: 279,731; Residential Outdoor: 93,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 3,840 (Architectural Coating – sqft)****OffRoad Equipment**

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

York Drive Active Senior Living - San Diego County, Summer

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

Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	6.00	132	0.36
Paving	Rollers	1	6.00	80	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	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	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	2,750.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	159.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	32.00	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

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					13.6349	0.0000	13.6349	6.7922	0.0000	6.7922			0.0000			0.0000
Off-Road	1.8389	19.2630	9.4019	0.0202		0.9249	0.9249		0.8509	0.8509		1,955.309 7	1,955.309 7	0.6324		1,971.119 3
Total	1.8389	19.2630	9.4019	0.0202	13.6349	0.9249	14.5598	6.7922	0.8509	7.6431		1,955.309 7	1,955.309 7	0.6324		1,971.119 3

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	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209
Total	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					13.6349	0.0000	13.6349	6.7922	0.0000	6.7922			0.0000			0.0000
Off-Road	0.2471	1.0707	10.0092	0.0202		0.0329	0.0329		0.0329	0.0329	0.0000	1,955.309 7	1,955.309 7	0.6324		1,971.119 3
Total	0.2471	1.0707	10.0092	0.0202	13.6349	0.0329	13.6679	6.7922	0.0329	6.8252	0.0000	1,955.309 7	1,955.309 7	0.6324		1,971.119 3

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	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209
Total	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4690	0.0000	7.4690	3.4833	0.0000	3.4833			0.0000			0.0000
Off-Road	1.7839	19.1795	13.0348	0.0265		0.8507	0.8507		0.7827	0.7827		2,570.807 5	2,570.807 5	0.8315		2,591.593 7
Total	1.7839	19.1795	13.0348	0.0265	7.4690	0.8507	8.3198	3.4833	0.7827	4.2659		2,570.807 5	2,570.807 5	0.8315		2,591.593 7

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5405	55.8288	13.5708	0.2157	6.0121	0.5378	6.5499	1.6479	0.5145	2.1624		23,746.92 22	23,746.92 22	1.1421	3.7723	24,899.61 20
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	0.0380	0.0247	0.3371	9.7000e-004	0.1068	6.0000e-004	0.1074	0.0283	5.6000e-004	0.0289		99.1386	99.1386	2.8500e-003	2.5600e-003	99.9714
Total	1.5785	55.8535	13.9079	0.2167	6.1189	0.5384	6.6573	1.6763	0.5151	2.1913		23,846.06 08	23,846.06 08	1.1449	3.7748	24,999.58 34

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4690	0.0000	7.4690	3.4833	0.0000	3.4833			0.0000			0.0000
Off-Road	0.4063	4.1947	15.9515	0.0265		0.0504	0.0504		0.0504	0.0504	0.0000	2,570.807 5	2,570.807 5	0.8315		2,591.593 7
Total	0.4063	4.1947	15.9515	0.0265	7.4690	0.0504	7.5194	3.4833	0.0504	3.5336	0.0000	2,570.807 5	2,570.807 5	0.8315		2,591.593 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5405	55.8288	13.5708	0.2157	6.0121	0.5378	6.5499	1.6479	0.5145	2.1624		23,746.92 22	23,746.92 22	1.1421	3.7723	24,899.61 20
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	0.0380	0.0247	0.3371	9.7000e-004	0.1068	6.0000e-004	0.1074	0.0283	5.6000e-004	0.0289		99.1386	99.1386	2.8500e-003	2.5600e-003	99.9714
Total	1.5785	55.8535	13.9079	0.2167	6.1189	0.5384	6.6573	1.6763	0.5151	2.1913		23,846.06 08	23,846.06 08	1.1449	3.7748	24,999.58 34

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4653	4.6966	6.1887	9.7300e-003		0.2379	0.2379		0.2189	0.2189		941.6871	941.6871	0.3046		949.3011
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6749	4.6966	6.1887	9.7300e-003		0.2379	0.2379		0.2189	0.2189		941.6871	941.6871	0.3046		949.3011

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	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209
Total	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1196	0.5184	7.3766	9.7300e-003		0.0160	0.0160		0.0160	0.0160	0.0000	941.6871	941.6871	0.3046		949.3011
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3292	0.5184	7.3766	9.7300e-003		0.0160	0.0160		0.0160	0.0160	0.0000	941.6871	941.6871	0.3046		949.3011

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	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209
Total	0.0234	0.0152	0.2074	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		61.0084	61.0084	1.7500e-003	1.5700e-003	61.5209

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3349	12.0397	12.0977	0.0212		0.5904	0.5904		0.5600	0.5600		1,994.6878	1,994.6878	0.4309		2,005.4615
Total	1.3349	12.0397	12.0977	0.0212		0.5904	0.5904		0.5600	0.5600		1,994.6878	1,994.6878	0.4309		2,005.4615

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	0.0668	1.5954	0.5337	6.4000e-003	0.2032	0.0173	0.2205	0.0585	0.0166	0.0751		689.4769	689.4769	0.0210	0.1001	719.8243
Worker	0.4642	0.3022	4.1227	0.0119	1.3062	7.4000e-003	1.3135	0.3465	6.8100e-003	0.3533		1,212.5413	1,212.5413	0.0348	0.0313	1,222.7271
Total	0.5311	1.8976	4.6564	0.0183	1.5093	0.0247	1.5341	0.4049	0.0234	0.4283		1,902.0182	1,902.0182	0.0558	0.1313	1,942.5513

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,994.6878	1,994.6878	0.4309		2,005.4615
Total	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,994.6878	1,994.6878	0.4309		2,005.4615

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	0.0668	1.5954	0.5337	6.4000e-003	0.2032	0.0173	0.2205	0.0585	0.0166	0.0751		689.4769	689.4769	0.0210	0.1001	719.8243
Worker	0.4642	0.3022	4.1227	0.0119	1.3062	7.4000e-003	1.3135	0.3465	6.8100e-003	0.3533		1,212.5413	1,212.5413	0.0348	0.0313	1,222.7271
Total	0.5311	1.8976	4.6564	0.0183	1.5093	0.0247	1.5341	0.4049	0.0234	0.4283		1,902.0182	1,902.0182	0.0558	0.1313	1,942.5513

York Drive Active Senior Living - 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	1.2352	11.1218	12.0020	0.0212		0.5148	0.5148		0.4883	0.4883		1,995.2688	1,995.2688	0.4268		2,005.9376
Total	1.2352	11.1218	12.0020	0.0212		0.5148	0.5148		0.4883	0.4883		1,995.2688	1,995.2688	0.4268		2,005.9376

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	0.0358	1.2860	0.4635	6.1400e-003	0.2032	7.8400e-003	0.2110	0.0585	7.4900e-003	0.0660		663.1409	663.1409	0.0201	0.0960	692.2566
Worker	0.4348	0.2700	3.8261	0.0115	1.3062	7.0200e-003	1.3132	0.3465	6.4700e-003	0.3529		1,181.1371	1,181.1371	0.0316	0.0291	1,190.5932
Total	0.4706	1.5560	4.2896	0.0177	1.5093	0.0149	1.5242	0.4049	0.0140	0.4189		1,844.2780	1,844.2780	0.0517	0.1251	1,882.8498

York Drive Active Senior Living - 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	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,995.268 8	1,995.268 8	0.4268		2,005.937 6
Total	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,995.268 8	1,995.268 8	0.4268		2,005.937 6

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	0.0358	1.2860	0.4635	6.1400e-003	0.2032	7.8400e-003	0.2110	0.0585	7.4900e-003	0.0660		663.1409	663.1409	0.0201	0.0960	692.2566
Worker	0.4348	0.2700	3.8261	0.0115	1.3062	7.0200e-003	1.3132	0.3465	6.4700e-003	0.3529		1,181.137 1	1,181.137 1	0.0316	0.0291	1,190.593 2
Total	0.4706	1.5560	4.2896	0.0177	1.5093	0.0149	1.5242	0.4049	0.0140	0.4189		1,844.278 0	1,844.278 0	0.0517	0.1251	1,882.849 8

York Drive Active Senior Living - 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 - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.8615					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	70.0532	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0875	0.0543	0.7700	2.3200e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		237.7131	237.7131	6.3600e-003	5.8500e-003	239.6162
Total	0.0875	0.0543	0.7700	2.3200e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		237.7131	237.7131	6.3600e-003	5.8500e-003	239.6162

York Drive Active Senior Living - 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 - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.8615					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690
Total	69.8912	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0875	0.0543	0.7700	2.3200e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		237.7131	237.7131	6.3600e-003	5.8500e-003	239.6162
Total	0.0875	0.0543	0.7700	2.3200e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		237.7131	237.7131	6.3600e-003	5.8500e-003	239.6162

York Drive Active Senior Living - 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

Increase Transit Accessibility

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7426	1.6329	14.3727	0.0304	3.1784	0.0233	3.2017	0.8467	0.0218	0.8684		3,151.1825	3,151.1825	0.2201	0.1374	3,197.6320
Unmitigated	1.9530	1.9849	17.5806	0.0388	4.0758	0.0292	4.1049	1.0857	0.0272	1.1129		4,014.0379	4,014.0379	0.2618	0.1658	4,069.9912

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	677.10	677.10	677.10	1,936,126	1,509,852
Total	677.10	677.10	677.10	1,936,126	1,509,852

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
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.00	19.00	39.00	86	11	3

York Drive Active Senior Living - San Diego County, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
Retirement Community	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
NaturalGas Unmitigated	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

York Drive Active Senior Living - 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					
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
Retirement Community	5462.1	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Total		0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

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					
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
Retirement Community	5.4621	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Total		0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

6.0 Area Detail

York Drive Active Senior Living - San Diego County, Summer

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Unmitigated	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

York Drive Active Senior Living - San Diego County, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4785					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9788					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	0.4553	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837		27.2201	27.2201	0.0262		27.8745
Total	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

York Drive Active Senior Living - San Diego County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4785					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9788					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	0.4553	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837		27.2201	27.2201	0.0262		27.8745
Total	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

York Drive Active Senior Living - San Diego County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.0 Waste Detail**

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

York Drive Active Senior Living - San Diego County, Winter

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

York Drive Active Senior Living
San Diego County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	160.00	Space	1.44	64,000.00	0
Retirement Community	183.00	Dwelling Unit	2.83	138,139.00	523

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2024
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	452.94	CH4 Intensity (lb/MWhr)	0.028	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - RPS 2024 33% achieved 2020 60% will be achieved in 2030
- Land Use - 4.27 acres... Building is 138,139 SF
- Construction Phase - CS
- Off-road Equipment -
- Off-road Equipment - ce
- Off-road Equipment - ce
- Off-road Equipment - ce
- Off-road Equipment - ce
- Trips and VMT -
- Grading - 22k CY import

York Drive Active Senior Living - San Diego County, Winter

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

Architectural Coating - Rule 67 Paint

Vehicle Trips - Updated per Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Project would not install hearth options

Area Coating - Rule 67 Paints

Energy Use -

Construction Off-road Equipment Mitigation - Tier 4

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
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_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	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

York Drive Active Senior Living - San Diego County, Winter

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	18.00	25.00
tblFireplaces	NumberGas	100.65	0.00
tblFireplaces	NumberNoFireplace	18.30	183.00
tblFireplaces	NumberWood	64.05	0.00
tblGrading	AcresOfGrading	5.00	7.50
tblGrading	MaterialImported	0.00	22,000.00
tblLandUse	LandUseSquareFeet	183,000.00	138,139.00
tblLandUse	LotAcreage	36.60	2.83
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

York Drive Active Senior Living - San Diego County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.028
tblProjectCharacteristics	CO2IntensityFactor	539.98	452.94
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	HO_TTP	39.60	39.00
tblVehicleTrips	HS_TTP	18.80	19.00
tblVehicleTrips	HW_TTP	41.60	42.00
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	9.15	0.00
tblWoodstoves	NumberNoncatalytic	9.15	0.00

2.0 Emissions Summary

York Drive Active Senior Living - 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					
2022	3.3260	77.1322	27.1318	0.2433	13.7006	1.3900	14.9780	6.8097	1.2986	7.6609	0.0000	26,421.45 95	26,421.45 95	1.9742	3.7768	27,596.30 62
2023	71.8896	14.1297	18.6580	0.0434	1.7722	0.6019	2.3741	0.4747	0.5744	1.0491	0.0000	4,281.659 3	4,281.659 3	0.5041	0.1340	4,334.199 0
Maximum	71.8896	77.1322	27.1318	0.2433	13.7006	1.3900	14.9780	6.8097	1.2986	7.6609	0.0000	26,421.45 95	26,421.45 95	1.9742	3.7768	27,596.30 62

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.9484	62.1474	30.0486	0.2433	13.7006	0.5897	14.1776	6.8097	0.5663	6.8429	0.0000	26,421.45 95	26,421.45 95	1.9742	3.7768	27,596.30 62
2023	70.8114	5.8908	20.1786	0.0434	1.7722	0.0570	1.8292	0.4747	0.0560	0.5306	0.0000	4,281.659 3	4,281.659 3	0.5041	0.1340	4,334.199 0
Maximum	70.8114	62.1474	30.0486	0.2433	13.7006	0.5897	14.1776	6.8097	0.5663	6.8429	0.0000	26,421.45 95	26,421.45 95	1.9742	3.7768	27,596.30 62

York Drive Active Senior Living - 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
Percent Reduction	3.27	25.45	-9.69	0.00	0.00	67.54	7.75	0.00	66.78	15.34	0.00	0.00	0.00	0.00	0.00	0.00

York Drive Active Senior Living - 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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Energy	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Mobile	1.9099	2.1511	18.0124	0.0371	4.0758	0.0292	4.1050	1.0857	0.0272	1.1129		3,839.2287	3,839.2287	0.2768	0.1747	3,898.2021
Total	5.8814	2.8285	33.3343	0.0411	4.0758	0.1536	4.2294	1.0857	0.1516	1.2373	0.0000	4,509.0486	4,509.0486	0.3153	0.1865	4,572.4950

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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Energy	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Mobile	1.6933	1.7717	14.8922	0.0291	3.1784	0.0234	3.2018	0.8467	0.0218	0.8684		3,015.2592	3,015.2592	0.2348	0.1451	3,064.3569
Total	5.6648	2.4491	30.2141	0.0331	3.1784	0.1478	3.3262	0.8467	0.1462	0.9928	0.0000	3,685.0792	3,685.0792	0.2733	0.1568	3,738.6498

York Drive Active Senior Living - 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
Percent Reduction	3.68	13.42	9.36	19.36	22.02	3.81	21.36	22.02	3.60	19.76	0.00	18.27	18.27	13.32	15.89	18.24

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	6/1/2022	6/7/2022	5	5	
2	Grading	Grading	6/8/2022	6/17/2022	5	8	
3	Paving	Paving	6/18/2022	7/13/2022	5	18	
4	Building Construction	Building Construction	7/14/2022	5/31/2023	5	230	
5	Architectural Coating	Architectural Coating	4/27/2023	5/31/2023	5	25	

Acres of Grading (Site Preparation Phase): 7.5**Acres of Grading (Grading Phase): 8****Acres of Paving: 1.44****Residential Indoor: 279,731; Residential Outdoor: 93,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 3,840 (Architectural Coating – sqft)****OffRoad Equipment**

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

York Drive Active Senior Living - San Diego County, Winter

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

Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	6.00	132	0.36
Paving	Rollers	1	6.00	80	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	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	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	2,750.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	159.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	32.00	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

York Drive Active Senior Living - 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 - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					13.6349	0.0000	13.6349	6.7922	0.0000	6.7922			0.0000			0.0000
Off-Road	1.8389	19.2630	9.4019	0.0202		0.9249	0.9249		0.8509	0.8509		1,955.3097	1,955.3097	0.6324		1,971.1193
Total	1.8389	19.2630	9.4019	0.0202	13.6349	0.9249	14.5598	6.7922	0.8509	7.6431		1,955.3097	1,955.3097	0.6324		1,971.1193

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	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993
Total	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993

York Drive Active Senior Living - 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 - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					13.6349	0.0000	13.6349	6.7922	0.0000	6.7922			0.0000			0.0000
Off-Road	0.2471	1.0707	10.0092	0.0202		0.0329	0.0329		0.0329	0.0329	0.0000	1,955.309 7	1,955.309 7	0.6324		1,971.119 3
Total	0.2471	1.0707	10.0092	0.0202	13.6349	0.0329	13.6679	6.7922	0.0329	6.8252	0.0000	1,955.309 7	1,955.309 7	0.6324		1,971.119 3

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	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993
Total	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4690	0.0000	7.4690	3.4833	0.0000	3.4833			0.0000			0.0000
Off-Road	1.7839	19.1795	13.0348	0.0265		0.8507	0.8507		0.7827	0.7827		2,570.807 5	2,570.807 5	0.8315		2,591.593 7
Total	1.7839	19.1795	13.0348	0.0265	7.4690	0.8507	8.3198	3.4833	0.7827	4.2659		2,570.807 5	2,570.807 5	0.8315		2,591.593 7

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5010	57.9249	13.7774	0.2158	6.0121	0.5387	6.5508	1.6479	0.5154	2.1633		23,756.97 77	23,756.97 77	1.1397	3.7741	24,910.13 86
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	0.0411	0.0278	0.3196	9.2000e-004	0.1068	6.0000e-004	0.1074	0.0283	5.6000e-004	0.0289		93.6743	93.6743	3.0300e-003	2.7600e-003	94.5739
Total	1.5421	57.9527	14.0970	0.2167	6.1189	0.5393	6.6582	1.6763	0.5159	2.1922		23,850.65 20	23,850.65 20	1.1427	3.7768	25,004.71 24

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4690	0.0000	7.4690	3.4833	0.0000	3.4833			0.0000			0.0000
Off-Road	0.4063	4.1947	15.9515	0.0265		0.0504	0.0504		0.0504	0.0504	0.0000	2,570.807 5	2,570.807 5	0.8315		2,591.593 7
Total	0.4063	4.1947	15.9515	0.0265	7.4690	0.0504	7.5194	3.4833	0.0504	3.5336	0.0000	2,570.807 5	2,570.807 5	0.8315		2,591.593 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.5010	57.9249	13.7774	0.2158	6.0121	0.5387	6.5508	1.6479	0.5154	2.1633		23,756.97 77	23,756.97 77	1.1397	3.7741	24,910.13 86
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	0.0411	0.0278	0.3196	9.2000e-004	0.1068	6.0000e-004	0.1074	0.0283	5.6000e-004	0.0289		93.6743	93.6743	3.0300e-003	2.7600e-003	94.5739
Total	1.5421	57.9527	14.0970	0.2167	6.1189	0.5393	6.6582	1.6763	0.5159	2.1922		23,850.65 20	23,850.65 20	1.1427	3.7768	25,004.71 24

York Drive Active Senior Living - 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 - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4653	4.6966	6.1887	9.7300e-003		0.2379	0.2379		0.2189	0.2189		941.6871	941.6871	0.3046		949.3011
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6749	4.6966	6.1887	9.7300e-003		0.2379	0.2379		0.2189	0.2189		941.6871	941.6871	0.3046		949.3011

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	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993
Total	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1196	0.5184	7.3766	9.7300e-003		0.0160	0.0160		0.0160	0.0160	0.0000	941.6871	941.6871	0.3046		949.3011
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3292	0.5184	7.3766	9.7300e-003		0.0160	0.0160		0.0160	0.0160	0.0000	941.6871	941.6871	0.3046		949.3011

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	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993
Total	0.0253	0.0171	0.1967	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.6457	57.6457	1.8600e-003	1.7000e-003	58.1993

York Drive Active Senior Living - 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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3349	12.0397	12.0977	0.0212		0.5904	0.5904		0.5600	0.5600		1,994.6878	1,994.6878	0.4309		2,005.4615
Total	1.3349	12.0397	12.0977	0.0212		0.5904	0.5904		0.5600	0.5600		1,994.6878	1,994.6878	0.4309		2,005.4615

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	1.6556	0.5502	6.4000e-003	0.2032	0.0174	0.2206	0.0585	0.0166	0.0751		689.8308	689.8308	0.0209	0.1002	720.2182
Worker	0.5021	0.3399	3.9088	0.0113	1.3062	7.4000e-003	1.3135	0.3465	6.8100e-003	0.3533		1,145.7089	1,145.7089	0.0370	0.0338	1,156.7110
Total	0.5683	1.9955	4.4590	0.0177	1.5093	0.0248	1.5341	0.4049	0.0235	0.4284		1,835.5397	1,835.5397	0.0579	0.1340	1,876.9292

York Drive Active Senior Living - 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 - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,994.6878	1,994.6878	0.4309		2,005.4615
Total	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,994.6878	1,994.6878	0.4309		2,005.4615

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	1.6556	0.5502	6.4000e-003	0.2032	0.0174	0.2206	0.0585	0.0166	0.0751		689.8308	689.8308	0.0209	0.1002	720.2182
Worker	0.5021	0.3399	3.9088	0.0113	1.3062	7.4000e-003	1.3135	0.3465	6.8100e-003	0.3533		1,145.7089	1,145.7089	0.0370	0.0338	1,156.7110
Total	0.5683	1.9955	4.4590	0.0177	1.5093	0.0248	1.5341	0.4049	0.0235	0.4284		1,835.5397	1,835.5397	0.0579	0.1340	1,876.9292

York Drive Active Senior Living - 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	1.2352	11.1218	12.0020	0.0212		0.5148	0.5148		0.4883	0.4883		1,995.2688	1,995.2688	0.4268		2,005.9376
Total	1.2352	11.1218	12.0020	0.0212		0.5148	0.5148		0.4883	0.4883		1,995.2688	1,995.2688	0.4268		2,005.9376

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	0.0348	1.3402	0.4774	6.1500e-003	0.2032	7.8700e-003	0.2111	0.0585	7.5300e-003	0.0660		664.0836	664.0836	0.0200	0.0962	693.2639
Worker	0.4715	0.3037	3.6357	0.0109	1.3062	7.0200e-003	1.3132	0.3465	6.4700e-003	0.3529		1,116.2123	1,116.2123	0.0337	0.0315	1,126.4264
Total	0.5063	1.6438	4.1132	0.0171	1.5093	0.0149	1.5242	0.4049	0.0140	0.4189		1,780.2960	1,780.2960	0.0537	0.1277	1,819.6902

York Drive Active Senior Living - 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	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,995.2688	1,995.2688	0.4268		2,005.9376
Total	0.3190	4.0571	13.5013	0.0212		0.0367	0.0367		0.0367	0.0367	0.0000	1,995.2688	1,995.2688	0.4268		2,005.9376

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	0.0348	1.3402	0.4774	6.1500e-003	0.2032	7.8700e-003	0.2111	0.0585	7.5300e-003	0.0660		664.0836	664.0836	0.0200	0.0962	693.2639
Worker	0.4715	0.3037	3.6357	0.0109	1.3062	7.0200e-003	1.3132	0.3465	6.4700e-003	0.3529		1,116.2123	1,116.2123	0.0337	0.0315	1,126.4264
Total	0.5063	1.6438	4.1132	0.0171	1.5093	0.0149	1.5242	0.4049	0.0140	0.4189		1,780.2960	1,780.2960	0.0537	0.1277	1,819.6902

York Drive Active Senior Living - 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 - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.8615					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	70.0532	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0949	0.0611	0.7317	2.1900e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		224.6465	224.6465	6.7800e-003	6.3300e-003	226.7022
Total	0.0949	0.0611	0.7317	2.1900e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		224.6465	224.6465	6.7800e-003	6.3300e-003	226.7022

York Drive Active Senior Living - 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 - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.8615					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690
Total	69.8912	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0949	0.0611	0.7317	2.1900e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		224.6465	224.6465	6.7800e-003	6.3300e-003	226.7022
Total	0.0949	0.0611	0.7317	2.1900e-003	0.2629	1.4100e-003	0.2643	0.0697	1.3000e-003	0.0710		224.6465	224.6465	6.7800e-003	6.3300e-003	226.7022

York Drive Active Senior Living - San Diego County, Winter

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

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Transit Accessibility

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6933	1.7717	14.8922	0.0291	3.1784	0.0234	3.2018	0.8467	0.0218	0.8684		3,015.259 2	3,015.259 2	0.2348	0.1451	3,064.356 9
Unmitigated	1.9099	2.1511	18.0124	0.0371	4.0758	0.0292	4.1050	1.0857	0.0272	1.1129		3,839.228 7	3,839.228 7	0.2768	0.1747	3,898.202 1

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	677.10	677.10	677.10	1,936,126	1,509,852
Total	677.10	677.10	677.10	1,936,126	1,509,852

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
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.00	19.00	39.00	86	11	3

York Drive Active Senior Living - San Diego County, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
Retirement Community	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
NaturalGas Unmitigated	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

York Drive Active Senior Living - 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					
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
Retirement Community	5462.1	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Total		0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

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					
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
Retirement Community	5.4621	0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185
Total		0.0589	0.5034	0.2142	3.2100e-003		0.0407	0.0407		0.0407	0.0407		642.5999	642.5999	0.0123	0.0118	646.4185

6.0 Area Detail

York Drive Active Senior Living - San Diego County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745
Unmitigated	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

York Drive Active Senior Living - San Diego County, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4785					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9788					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	0.4553	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837		27.2201	27.2201	0.0262		27.8745
Total	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

York Drive Active Senior Living - San Diego County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4785					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9788					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	0.4553	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837		27.2201	27.2201	0.0262		27.8745
Total	3.9126	0.1740	15.1077	8.0000e-004		0.0837	0.0837		0.0837	0.0837	0.0000	27.2201	27.2201	0.0262	0.0000	27.8745

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

York Drive Active Senior Living - 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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

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

11.0 Vegetation

York Drive Active Senior Living - San Diego County, Annual

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

York Drive Active Senior Living
San Diego County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	160.00	Space	1.44	64,000.00	0
Retirement Community	183.00	Dwelling Unit	2.83	138,139.00	523

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2024
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	452.94	CH4 Intensity (lb/MWhr)	0.028	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS 2024 33% achieved 2020 60% will be achieved in 2030

Land Use - 4.27 acres... Building is 138,139 SF

Construction Phase - CS

Off-road Equipment -

Off-road Equipment - ce

Off-road Equipment - ce

Off-road Equipment - ce

Off-road Equipment - ce

Trips and VMT -

Grading - 22k CY import

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

Architectural Coating - Rule 67 Paint

Vehicle Trips - Updated per Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Project would not install hearth options

Area Coating - Rule 67 Paints

Energy Use -

Construction Off-road Equipment Mitigation - Tier 4

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
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_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	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	18.00	25.00
tblFireplaces	NumberGas	100.65	0.00
tblFireplaces	NumberNoFireplace	18.30	183.00
tblFireplaces	NumberWood	64.05	0.00
tblGrading	AcresOfGrading	5.00	7.50
tblGrading	MaterialImported	0.00	22,000.00
tblLandUse	LandUseSquareFeet	183,000.00	138,139.00
tblLandUse	LotAcreage	36.60	2.83
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

York Drive Active Senior Living - San Diego County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.028
tblProjectCharacteristics	CO2IntensityFactor	539.98	452.94
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	HO_TTP	39.60	39.00
tblVehicleTrips	HS_TTP	18.80	19.00
tblVehicleTrips	HW_TTP	41.60	42.00
tblVehicleTrips	ST_TR	2.03	3.70
tblVehicleTrips	SU_TR	1.95	3.70
tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	9.15	0.00
tblWoodstoves	NumberNoncatalytic	9.15	0.00

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1378	1.2545	1.1989	3.4900e-003	0.1786	0.0475	0.2261	0.0619	0.0449	0.1068	0.0000	321.0984	321.0984	0.0381	0.0211	328.3419
2023	0.9686	0.7056	0.9015	2.1300e-003	0.0828	0.0295	0.1123	0.0223	0.0280	0.0503	0.0000	191.1766	191.1766	0.0238	6.3000e-003	193.6485
Maximum	0.9686	1.2545	1.1989	3.4900e-003	0.1786	0.0475	0.2261	0.0619	0.0449	0.1068	0.0000	321.0984	321.0984	0.0381	0.0211	328.3419

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0632	0.6245	1.3083	3.4900e-003	0.1786	6.3400e-003	0.1849	0.0619	6.1600e-003	0.0680	0.0000	321.0982	321.0982	0.0381	0.0211	328.3417
2023	0.9171	0.3094	0.9827	2.1300e-003	0.0828	2.8500e-003	0.0857	0.0223	2.8000e-003	0.0251	0.0000	191.1765	191.1765	0.0238	6.3000e-003	193.6484
Maximum	0.9171	0.6245	1.3083	3.4900e-003	0.1786	6.3400e-003	0.1849	0.0619	6.1600e-003	0.0680	0.0000	321.0982	321.0982	0.0381	0.0211	328.3417

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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	N2O	CO2e
Percent Reduction	11.39	52.35	-9.08	0.00	0.00	88.07	20.05	0.00	87.71	40.72	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
2	4-1-2022	6-30-2022	0.3580	0.2291
3	7-1-2022	9-30-2022	0.4710	0.1961
4	10-1-2022	12-31-2022	0.5237	0.2280
5	1-1-2023	3-31-2023	0.4663	0.2098
6	4-1-2023	6-30-2023	1.2071	1.0165
		Highest	1.2071	1.0165

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759
Energy	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	270.0068	270.0068	0.0122	3.0300e-003	271.2148
Mobile	0.3411	0.3871	3.2137	6.7800e-003	0.7243	5.3100e-003	0.7296	0.1933	4.9500e-003	0.1982	0.0000	637.4527	637.4527	0.0448	0.0286	647.0813
Waste						0.0000	0.0000		0.0000	0.0000	17.0878	0.0000	17.0878	1.0099	0.0000	42.3343
Water						0.0000	0.0000		0.0000	0.0000	3.7827	49.0540	52.8366	0.3916	9.5000e-003	65.4560
Total	1.0238	0.4947	4.6125	7.4400e-003	0.7243	0.0203	0.7445	0.1933	0.0199	0.2132	20.8705	958.7358	979.6063	1.4605	0.0411	1,028.362 2

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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	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759
Energy	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	270.0068	270.0068	0.0122	3.0300e-003	271.2148
Mobile	0.3021	0.3185	2.6499	5.3300e-003	0.5648	4.2400e-003	0.5690	0.1507	3.9600e-003	0.1547	0.0000	500.5976	500.5976	0.0380	0.0237	508.6044
Waste						0.0000	0.0000		0.0000	0.0000	12.8158	0.0000	12.8158	0.7574	0.0000	31.7507
Water						0.0000	0.0000		0.0000	0.0000	3.0261	35.8117	38.8378	0.3130	7.5800e-003	48.9212
Total	0.9848	0.4260	4.0487	5.9900e-003	0.5648	0.0192	0.5840	0.1507	0.0189	0.1697	15.8420	808.6385	824.4805	1.1227	0.0343	862.7669

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.81	13.88	12.22	19.49	22.02	5.28	21.56	22.02	4.97	20.43	24.09	15.66	15.84	23.13	16.53	16.10

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	6/1/2022	6/7/2022	5	5	
2	Grading	Grading	6/8/2022	6/17/2022	5	8	
3	Paving	Paving	6/18/2022	7/13/2022	5	18	

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

4	Building Construction	Building Construction	7/14/2022	5/31/2023	5	230
5	Architectural Coating	Architectural Coating	4/27/2023	5/31/2023	5	25

Acres of Grading (Site Preparation Phase): 7.5**Acres of Grading (Grading Phase): 8****Acres of Paving: 1.44****Residential Indoor: 279,731; Residential Outdoor: 93,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 3,840 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	6.00	132	0.36
Paving	Rollers	1	6.00	80	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	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

York Drive Active Senior Living - San Diego County, Annual

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	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	2,750.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	159.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	32.00	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 - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0341	0.0000	0.0341	0.0170	0.0000	0.0170	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6000e-003	0.0482	0.0235	5.0000e-005		2.3100e-003	2.3100e-003		2.1300e-003	2.1300e-003	0.0000	4.4346	4.4346	1.4300e-003	0.0000	4.4704
Total	4.6000e-003	0.0482	0.0235	5.0000e-005	0.0341	2.3100e-003	0.0364	0.0170	2.1300e-003	0.0191	0.0000	4.4346	4.4346	1.4300e-003	0.0000	4.4704

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

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1319	0.1319	0.0000	0.0000	0.1331
Total	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1319	0.1319	0.0000	0.0000	0.1331

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					0.0341	0.0000	0.0341	0.0170	0.0000	0.0170	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.2000e-004	2.6800e-003	0.0250	5.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	4.4346	4.4346	1.4300e-003	0.0000	4.4704
Total	6.2000e-004	2.6800e-003	0.0250	5.0000e-005	0.0341	8.0000e-005	0.0342	0.0170	8.0000e-005	0.0171	0.0000	4.4346	4.4346	1.4300e-003	0.0000	4.4704

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

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1319	0.1319	0.0000	0.0000	0.1331
Total	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1319	0.1319	0.0000	0.0000	0.1331

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0299	0.0000	0.0299	0.0139	0.0000	0.0139	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1400e-003	0.0767	0.0521	1.1000e-004		3.4000e-003	3.4000e-003		3.1300e-003	3.1300e-003	0.0000	9.3288	9.3288	3.0200e-003	0.0000	9.4042
Total	7.1400e-003	0.0767	0.0521	1.1000e-004	0.0299	3.4000e-003	0.0333	0.0139	3.1300e-003	0.0171	0.0000	9.3288	9.3288	3.0200e-003	0.0000	9.4042

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0900e-003	0.2315	0.0546	8.6000e-004	0.0236	2.1500e-003	0.0257	6.4700e-003	2.0600e-003	8.5300e-003	0.0000	86.1867	86.1867	4.1400e-003	0.0137	90.3703
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.2800e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3429	0.3429	1.0000e-005	1.0000e-005	0.3462
Total	6.2400e-003	0.2316	0.0559	8.6000e-004	0.0240	2.1500e-003	0.0261	6.5800e-003	2.0600e-003	8.6400e-003	0.0000	86.5296	86.5296	4.1500e-003	0.0137	90.7165

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					0.0299	0.0000	0.0299	0.0139	0.0000	0.0139	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0168	0.0638	1.1000e-004		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	9.3288	9.3288	3.0200e-003	0.0000	9.4042
Total	1.6300e-003	0.0168	0.0638	1.1000e-004	0.0299	2.0000e-004	0.0301	0.0139	2.0000e-004	0.0141	0.0000	9.3288	9.3288	3.0200e-003	0.0000	9.4042

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0900e-003	0.2315	0.0546	8.6000e-004	0.0236	2.1500e-003	0.0257	6.4700e-003	2.0600e-003	8.5300e-003	0.0000	86.1867	86.1867	4.1400e-003	0.0137	90.3703
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.2800e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3429	0.3429	1.0000e-005	1.0000e-005	0.3462
Total	6.2400e-003	0.2316	0.0559	8.6000e-004	0.0240	2.1500e-003	0.0261	6.5800e-003	2.0600e-003	8.6400e-003	0.0000	86.5296	86.5296	4.1500e-003	0.0137	90.7165

3.4 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1900e-003	0.0423	0.0557	9.0000e-005		2.1400e-003	2.1400e-003		1.9700e-003	1.9700e-003	0.0000	7.6886	7.6886	2.4900e-003	0.0000	7.7507
Paving	1.8900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.0800e-003	0.0423	0.0557	9.0000e-005		2.1400e-003	2.1400e-003		1.9700e-003	1.9700e-003	0.0000	7.6886	7.6886	2.4900e-003	0.0000	7.7507

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3.4 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7700e-003	1.0000e-005	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4748	0.4748	1.0000e-005	1.0000e-005	0.4793
Total	2.1000e-004	1.5000e-004	1.7700e-003	1.0000e-005	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4748	0.4748	1.0000e-005	1.0000e-005	0.4793

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	1.0800e-003	4.6700e-003	0.0664	9.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	7.6886	7.6886	2.4900e-003	0.0000	7.7507
Paving	1.8900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.9700e-003	4.6700e-003	0.0664	9.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	7.6886	7.6886	2.4900e-003	0.0000	7.7507

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3.4 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7700e-003	1.0000e-005	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4748	0.4748	1.0000e-005	1.0000e-005	0.4793
Total	2.1000e-004	1.5000e-004	1.7700e-003	1.0000e-005	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4748	0.4748	1.0000e-005	1.0000e-005	0.4793

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0814	0.7344	0.7380	1.2900e-003		0.0360	0.0360		0.0342	0.0342	0.0000	110.3826	110.3826	0.0239	0.0000	110.9788
Total	0.0814	0.7344	0.7380	1.2900e-003		0.0360	0.0360		0.0342	0.0342	0.0000	110.3826	110.3826	0.0239	0.0000	110.9788

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0500e-003	0.1007	0.0330	3.9000e-004	0.0122	1.0600e-003	0.0132	3.5100e-003	1.0100e-003	4.5200e-003	0.0000	38.1627	38.1627	1.1600e-003	5.5400e-003	39.8436
Worker	0.0280	0.0203	0.2384	6.9000e-004	0.0778	4.5000e-004	0.0782	0.0207	4.2000e-004	0.0211	0.0000	63.9648	63.9648	2.0100e-003	1.8500e-003	64.5652
Total	0.0321	0.1211	0.2714	1.0800e-003	0.0899	1.5100e-003	0.0914	0.0242	1.4300e-003	0.0256	0.0000	102.1276	102.1276	3.1700e-003	7.3900e-003	104.4089

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	0.0195	0.2475	0.8236	1.2900e-003		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003	0.0000	110.3824	110.3824	0.0239	0.0000	110.9786
Total	0.0195	0.2475	0.8236	1.2900e-003		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003	0.0000	110.3824	110.3824	0.0239	0.0000	110.9786

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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 - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0500e-003	0.1007	0.0330	3.9000e-004	0.0122	1.0600e-003	0.0132	3.5100e-003	1.0100e-003	4.5200e-003	0.0000	38.1627	38.1627	1.1600e-003	5.5400e-003	39.8436
Worker	0.0280	0.0203	0.2384	6.9000e-004	0.0778	4.5000e-004	0.0782	0.0207	4.2000e-004	0.0211	0.0000	63.9648	63.9648	2.0100e-003	1.8500e-003	64.5652
Total	0.0321	0.1211	0.2714	1.0800e-003	0.0899	1.5100e-003	0.0914	0.0242	1.4300e-003	0.0256	0.0000	102.1276	102.1276	3.1700e-003	7.3900e-003	104.4089

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0667	0.6006	0.6481	1.1400e-003		0.0278	0.0278		0.0264	0.0264	0.0000	97.7442	97.7442	0.0209	0.0000	98.2668
Total	0.0667	0.6006	0.6481	1.1400e-003		0.0278	0.0278		0.0264	0.0264	0.0000	97.7442	97.7442	0.0209	0.0000	98.2668

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.5 Building Construction - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9000e-003	0.0719	0.0254	3.3000e-004	0.0108	4.2000e-004	0.0112	3.1100e-003	4.1000e-004	3.5100e-003	0.0000	32.5054	32.5054	9.8000e-004	4.7100e-003	33.9335
Worker	0.0232	0.0161	0.1962	5.9000e-004	0.0689	3.8000e-004	0.0692	0.0183	3.5000e-004	0.0187	0.0000	55.1655	55.1655	1.6200e-003	1.5200e-003	55.6588
Total	0.0251	0.0880	0.2216	9.2000e-004	0.0796	8.0000e-004	0.0804	0.0214	7.6000e-004	0.0222	0.0000	87.6708	87.6708	2.6000e-003	6.2300e-003	89.5923

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	0.0172	0.2191	0.7291	1.1400e-003		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003	0.0000	97.7441	97.7441	0.0209	0.0000	98.2667
Total	0.0172	0.2191	0.7291	1.1400e-003		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003	0.0000	97.7441	97.7441	0.0209	0.0000	98.2667

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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	1.9000e-003	0.0719	0.0254	3.3000e-004	0.0108	4.2000e-004	0.0112	3.1100e-003	4.1000e-004	3.5100e-003	0.0000	32.5054	32.5054	9.8000e-004	4.7100e-003	33.9335
Worker	0.0232	0.0161	0.1962	5.9000e-004	0.0689	3.8000e-004	0.0692	0.0183	3.5000e-004	0.0187	0.0000	55.1655	55.1655	1.6200e-003	1.5200e-003	55.6588
Total	0.0251	0.0880	0.2216	9.2000e-004	0.0796	8.0000e-004	0.0804	0.0214	7.6000e-004	0.0222	0.0000	87.6708	87.6708	2.6000e-003	6.2300e-003	89.5923

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8733					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4000e-003	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963
Total	0.8757	0.0163	0.0226	4.0000e-005		8.9000e-004	8.9000e-004		8.9000e-004	8.9000e-004	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963

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3.6 Architectural Coating - 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	1.0800e-003	7.5000e-004	9.1400e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5700	2.5700	8.0000e-005	7.0000e-005	2.5930
Total	1.0800e-003	7.5000e-004	9.1400e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5700	2.5700	8.0000e-005	7.0000e-005	2.5930

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8733					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.7000e-004	1.6100e-003	0.0229	4.0000e-005		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963
Total	0.8736	1.6100e-003	0.0229	4.0000e-005		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	3.1916	3.1916	1.9000e-004	0.0000	3.1963

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.6 Architectural Coating - 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	1.0800e-003	7.5000e-004	9.1400e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5700	2.5700	8.0000e-005	7.0000e-005	2.5930
Total	1.0800e-003	7.5000e-004	9.1400e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5700	2.5700	8.0000e-005	7.0000e-005	2.5930

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Transit Accessibility

Limit Parking Supply

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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	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3021	0.3185	2.6499	5.3300e-003	0.5648	4.2400e-003	0.5690	0.1507	3.9600e-003	0.1547	0.0000	500.5976	500.5976	0.0380	0.0237	508.6044
Unmitigated	0.3411	0.3871	3.2137	6.7800e-003	0.7243	5.3100e-003	0.7296	0.1933	4.9500e-003	0.1982	0.0000	637.4527	637.4527	0.0448	0.0286	647.0813

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	677.10	677.10	677.10	1,936,126	1,509,852
Total	677.10	677.10	677.10	1,936,126	1,509,852

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	42.00	19.00	39.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
Retirement Community	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

York Drive Active Senior Living - San Diego County, Annual

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	163.6172	163.6172	0.0101	1.0800e-003	164.1930
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	163.6172	163.6172	0.0101	1.0800e-003	164.1930
NaturalGas Mitigated	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218
NaturalGas Unmitigated	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218

York Drive Active Senior Living - San Diego County, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Retirement Community	1.99367e+006	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218
Total		0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218

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					
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
Retirement Community	1.99367e+006	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218
Total		0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.3896	106.3896	2.0400e-003	1.9500e-003	107.0218

York Drive Active Senior Living - San Diego County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	22400	4.6021	2.8000e-004	3.0000e-005	4.6183
Retirement Community	773984	159.0151	9.8300e-003	1.0500e-003	159.5747
Total		163.6172	0.0101	1.0800e-003	164.1930

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	22400	4.6021	2.8000e-004	3.0000e-005	4.6183
Retirement Community	773984	159.0151	9.8300e-003	1.0500e-003	159.5747
Total		163.6172	0.0101	1.0800e-003	164.1930

6.0 Area Detail

York Drive Active Senior Living - San Diego County, Annual

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759
Unmitigated	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0873					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5436					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	0.0410	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759
Total	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759

York Drive Active Senior Living - San Diego County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0873					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5436					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	0.0410	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759
Total	0.6719	0.0157	1.3597	7.0000e-005		7.5300e-003	7.5300e-003		7.5300e-003	7.5300e-003	0.0000	2.2224	2.2224	2.1400e-003	0.0000	2.2759

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

York Drive Active Senior Living - San Diego County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	38.8378	0.3130	7.5800e-003	48.9212
Unmitigated	52.8366	0.3916	9.5000e-003	65.4560

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	11.9232 / 7.51679	52.8366	0.3916	9.5000e-003	65.4560
Total		52.8366	0.3916	9.5000e-003	65.4560

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	9.53855 / 4.51007	38.8378	0.3130	7.5800e-003	48.9212
Total		38.8378	0.3130	7.5800e-003	48.9212

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

York Drive Active Senior Living - San Diego County, Annual

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	12.8158	0.7574	0.0000	31.7507
Unmitigated	17.0878	1.0099	0.0000	42.3343

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	84.18	17.0878	1.0099	0.0000	42.3343
Total		17.0878	1.0099	0.0000	42.3343

York Drive Active Senior Living - San Diego County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	63.135	12.8158	0.7574	0.0000	31.7507
Total		12.8158	0.7574	0.0000	31.7507

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

York Drive Active Senior Living - San Diego County, Annual

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

ATTACHMENT B

AERMOD Unmitigated

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1          AERMOD PRIME - (DATED 21112 )

          AERMODPrMSPx VERSION
(C) COPYRIGHT 1998-2021, Trinity Consultants

*****
* CAUTION: There is a known bug in U.S. EPA AERMOD version 21112 that occurs when RLINE Roadway and *
* RLINEXT Roadway sources are included in a model run and the order of the receptors is changed. Due *
* to this bug, running the BREEZE-Enhanced version of AERMOD 21112 can result in differences in *
* results when compared with U.S. EPA AERMOD 21112 if RLINE and/or RLINEXT Roadway sources are *
* included. A new BREEZE-Enhanced version will be released as soon as U.S. EPA fixes the bug. *
* Note: if RLINE and/or RLINEXT Roadway sources are not included in the model run, then the *
* BREEZE-Enhanced version of AERMOD 21112 can be used without this caution. *
*****

Run Began on 2/04/2022 at 13:49:00

** BREEZE AERMOD
** Trinity Consultants
** VERSION 10.0

CO STARTING
CO TITLEONE York Drive Active Senior Construction DPM Unmitigated
CO MODELOPT DFAULT CONC NODRYDPLT NOWETDPLT
CO RUNORNOT RUN
CO AVERTIME PERIOD
CO POLLUTID PM10
CO FINISHED

SO STARTING
SO ELEVUNIT METERS
SO LOCATION ZP1ZN001 AREAPOLY 480363.9 3670912 0
** SRCDESCR Construction Area
SO SRCPARAM ZP1ZN001 1.21E-07 3 18 1
SO AREAVERT ZP1ZN001 480363.9 3670912 480374.5 3670831.5 480351.4 3670776.3 480317.1 3670732.3
SO AREAVERT ZP1ZN001 480193.5 3670821.2 480195.6 3670824.8 480203.8 3670826.9 480212.5 3670831.2
SO AREAVERT ZP1ZN001 480295.7 3670876.4 480306.2 3670885.7 480317.4 3670898.4 480327 3670910.1
SO AREAVERT ZP1ZN001 480336.4 3670915.9 480346.6 3670916.5 480358.7 3670914 480358.7 3670914
SO AREAVERT ZP1ZN001 480358.7 3670914 480363.9 3670912
SO SRCGROUP ALL
SO FINISHED

RE STARTING
RE ELEVUNIT METERS
RE DISCCART 480216.3 3670875.8 0 0
** SENSITIV
** RCPDESCR R1
RE DISCCART 480279.2 3670911 0 0
** SENSITIV
** RCPDESCR R2
RE DISCCART 480383.5 3670885.6 0 0
** SENSITIV
** RCPDESCR R3
RE DISCCART 480377.4 3670737.9 0 0
** SENSITIV
** RCPDESCR R4
RE FINISHED

ME STARTING
ME SURFFILE "C:\USERS\RYAN\ONEDRIVE\LDNONE~1\COUNTY~3\21-48Y~1\AERMOD\ESCONDIDO-2012-V15181.SFC"
** SURFFILE "C:\USERS\RYAN\ONEDRIVE\LDNONE~1\COUNTY~3\21-48Y~1\AERMOD\ESCONDIDO-2012-V15181.SFC"
ME PROFFILE "C:\USERS\RYAN\ONEDRIVE\LDNONE~1\COUNTY~3\21-48Y~1\AERMOD\ESCONDIDO-2012-V15181.PFL"
** PROFFILE "C:\USERS\RYAN\ONEDRIVE\LDNONE~1\COUNTY~3\21-48Y~1\AERMOD\ESCONDIDO-2012-V15181.PFL"
ME SURFDATA 53120 2012
ME UAIRDATA 3190 2012
ME SITEDATA 00001002 2012
ME PROFBASE 0 METERS
ME FINISHED

OU STARTING
OU FILEFORM FIX
OU PLOTFILE PERIOD ALL ALL`PERIOD.plt 10000
OU FINISHED

** *****
** It is recommended that the user not edit any data below this line
** *****

** AMPTYPE
** AMPDATUM -1
** AMPZONE -1
** AMPHEMISPHERE

** PROJECTIONWKT
PROJCS["UTM_6326_Zone11",GEOGCS["WGS_84",DATUM["World_Geodetic_System_1984",SPHEROID["WGS_1984",6378137,298.257223563],TOWGS84[0,0,0,0,0,0,0]],PRIMEM["Greenwich",0],UNIT["Degree",0.0174532925199433]],PROJECTION["Universal_Transverse_Mercator"],PARAMETER["Zone",11],UNIT["Meter",1],AUTHORITY["EPSG","9001"]
]]
** PROJECTION UTM
** DATUM WGE
** UNITS METER
** ZONE 11

```

** HEMISPHERE N
** ORIGINLON 0
** ORIGINLAT 0
** PARALLEL1 0
** PARALLEL2 0
** AZIMUTH 0
** SCALEFACT 0
** FALSEEAST 0
** FALSENORTH 0

** POSTFMT UNFORM
** TEMPLATE UserDefined
** AERMODEXE AERMOD_BREEZE_21112_64.EXE
** AERMAPEXE AERMAP_EPA_18081_64.EXE

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 0 Informational Message(s)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****
ME W186 58 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used 0.40
MX W403 58 PFLCNV: Turbulence data is being used w/o ADJ_U* option SigA Data

*** SETUP Finishes Successfully ***

▲ *** AERMOD - VERSION 21112 *** York Drive Active Senior Construction DPM Unmitigated *** 02/04/22
*** AERMET - VERSION 15181 *** *** 13:49:00
PAGE 1

*** MODELOPTS: RegDEFAULT CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** MODEL SETUP OPTIONS SUMMARY ***

**Model Is Setup For Calculation of Average CONCentration Values.

-- DEPOSITION LOGIC --

**NO GAS DEPOSITION Data Provided.
**NO PARTICLE DEPOSITION Data Provided.
**Model Uses NO DRY DEPLETION. DRYDPLT = F
**Model Uses NO WET DEPLETION. WETDPLT = F

**Model Uses RURAL Dispersion Only.

**Model Uses Regulatory DEFAULT Options:
1. Stack-tip Downwash.
2. Model Accounts for ELEVated Terrain Effects.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay.

**Other Options Specified:
CCVR_Sub - Meteorological data includes CCVR substitutions
TEMP_Sub - Meteorological data includes TEMP substitutions

**Model Assumes No FLAGPOLE Receptor Heights.

**The User Specified a Pollutant Type of: PM10

**Model Calculates PERIOD Averages Only

**This Run Includes: 1 Source(s); 1 Source Group(s); and 4 Receptor(s)

with: 0 POINT(s), including 0 POINTCAP(s) and 0 POINTHOR(s)
and: 0 VOLUME source(s)
and: 1 AREA type source(s)
and: 0 LINE source(s)
and: 0 RLINE/RLINEXT source(s)
and: 0 OPENPIT source(s)
and: 0 BUOYANT LINE source(s) with a total of 0 line(s)

**Model Set To Continue RUNning After the Setup Testing.

**The AERMET Input Meteorological Data Version Date: 15181

**Output Options Selected:
Model Outputs Tables of PERIOD Averages by Receptor
Model Outputs External File(s) of High Values for Plotting (PLOTFILE Keyword)

First 24 hours of scalar data					First 24 hours of vector data																	
YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF	WS	WD	HT	REF	TA	HT
12	01	01	1	01	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	51.	10.0	282.5	10.0			
12	01	01	1	02	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	64.	10.0	281.9	10.0			
12	01	01	1	03	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	31.	10.0	280.9	10.0			
12	01	01	1	04	-2.9	0.056	-9.000	-9.000	-999.	32.	5.5	0.15	1.10	1.00	1.18	130.	10.0	280.4	10.0			
12	01	01	1	05	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	47.	10.0	280.4	10.0			
12	01	01	1	06	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	39.	10.0	279.8	10.0			
12	01	01	1	07	-0.7	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	60.	10.0	279.2	10.0			
12	01	01	1	08	-0.5	0.029	-9.000	-9.000	-999.	12.	4.0	0.47	1.10	0.50	0.44	42.	10.0	280.4	10.0			

12	01	01	1	09	33.3	0.106	0.323	0.014	36.	83.	-3.2	0.47	1.10	0.30	0.44	44.	10.0	285.4	10.0
12	01	01	1	10	85.9	0.121	0.634	0.011	106.	101.	-1.8	0.48	1.10	0.23	0.44	232.	10.0	291.4	10.0
12	01	01	1	11	123.6	0.252	0.982	0.005	273.	303.	-11.5	0.48	1.10	0.21	1.34	242.	10.0	297.5	10.0
12	01	01	1	12	141.2	0.255	1.253	0.005	496.	309.	-10.4	0.48	1.10	0.20	1.34	249.	10.0	299.8	10.0
12	01	01	1	13	139.0	0.308	1.399	0.005	700.	410.	-18.6	0.48	1.10	0.20	1.78	244.	10.0	300.4	10.0
12	01	01	1	14	118.4	0.303	1.510	0.005	1033.	401.	-20.9	0.48	1.10	0.21	1.78	241.	10.0	301.4	10.0
12	01	01	1	15	79.3	0.291	1.390	0.005	1204.	377.	-27.6	0.48	1.10	0.24	1.78	260.	10.0	301.4	10.0
12	01	01	1	16	24.5	0.162	0.951	0.005	1244.	167.	-15.4	0.51	1.10	0.34	0.89	292.	10.0	299.8	10.0
12	01	01	1	17	-2.5	0.060	-9.000	-9.000	-999.	45.	7.5	0.51	1.10	0.61	0.89	282.	10.0	296.9	10.0
12	01	01	1	18	-0.6	0.029	-9.000	-9.000	-999.	12.	3.4	0.47	1.10	1.00	0.44	10.	10.0	293.1	10.0
12	01	01	1	19	-4.0	0.066	-9.000	-9.000	-999.	40.	6.3	0.11	1.10	1.00	1.48	329.	10.0	290.4	10.0
12	01	01	1	20	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	65.	10.0	288.1	10.0
12	01	01	1	21	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	61.	10.0	286.4	10.0
12	01	01	1	22	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	33.	10.0	285.4	10.0
12	01	01	1	23	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	50.	10.0	284.2	10.0
12	01	01	1	24	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	42.	10.0	283.1	10.0

First hour of profile data

YR	MO	DY	HR	HEIGHT	F	WDIR	WSPD	AMB_TMP	sigmaA	sigmaW	sigmaV
12	01	01	01	10.0	1	51.	0.44	282.6	30.0	-99.00	0.20

F indicates top of profile (=1) or below (=0)

▲ *** AERMOD - VERSION 21112 *** *** York Drive Active Senior Construction DPM Unmitigated *** 02/04/22
*** AERMET - VERSION 15181 *** *** 13:49:00
*** PAGE 6

*** MODELOPTS: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** THE PERIOD (8784 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): ZP1ZN001 ,

*** SENSITIVE DISCRETE RECEPTOR POINTS ***

** CONC OF PM10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
480216.30	3670875.80	0.70919	480279.20	3670911.00	0.50564
480383.50	3670885.60	0.78412	480377.40	3670737.90	0.64965

▲ *** AERMOD - VERSION 21112 *** *** York Drive Active Senior Construction DPM Unmitigated *** 02/04/22
*** AERMET - VERSION 15181 *** *** 13:49:00
*** PAGE 7

*** MODELOPTS: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** THE SUMMARY OF MAXIMUM PERIOD (8784 HRS) RESULTS ***

** CONC OF PM10 IN MICROGRAMS/M**3 **

GROUP ID	AVERAGE CONC	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	1ST HIGHEST VALUE IS	0.78412 AT (480383.50, 3670885.60, 0.00, 0.00, 0.00)	SR	
	2ND HIGHEST VALUE IS	0.70919 AT (480216.30, 3670875.80, 0.00, 0.00, 0.00)	SR	
	3RD HIGHEST VALUE IS	0.64965 AT (480377.40, 3670737.90, 0.00, 0.00, 0.00)	SR	
	4TH HIGHEST VALUE IS	0.50564 AT (480279.20, 3670911.00, 0.00, 0.00, 0.00)	SR	
	5TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	6TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	7TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	8TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	9TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	10TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

▲ *** AERMOD - VERSION 21112 *** *** York Drive Active Senior Construction DPM Unmitigated *** 02/04/22
*** AERMET - VERSION 15181 *** *** 13:49:00
*** PAGE 8

*** MODELOPTS: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of	0 Fatal Error Message(s)
A Total of	2 Warning Message(s)
A Total of	378 Informational Message(s)
A Total of	8784 Hours Were Processed
A Total of	250 Calm Hours Identified
A Total of	128 Missing Hours Identified (1.46 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

```
***** WARNING MESSAGES *****
ME W186      58      MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used      0.40
MX W403      58      PFLCNV: Turbulence data is being used w/o ADJ_U* option      SigA Data

*****
*** AERMOD Finishes Successfully ***
*****
```

ATTACHMENT C

AERMOD Mitigated

```

1          AERMOD PRIME - (DATED 21112 )

          AERMODPrMSPx VERSION
(C) COPYRIGHT 1998-2021, Trinity Consultants

*****
* CAUTION: There is a known bug in U.S. EPA AERMOD version 21112 that occurs when RLINE Roadway and *
* RLINEXT Roadway sources are included in a model run and the order of the receptors is changed. Due *
* to this bug, running the BREEZE-Enhanced version of AERMOD 21112 can result in differences in *
* results when compared with U.S. EPA AERMOD 21112 if RLINE and/or RLINEXT Roadway sources are *
* included. A new BREEZE-Enhanced version will be released as soon as U.S. EPA fixes the bug. *
* Note: if RLINE and/or RLINEXT Roadway sources are not included in the model run, then the *
* BREEZE-Enhanced version of AERMOD 21112 can be used without this caution. *
*****

Run Began on 2/03/2022 at 16:08:41

** BREEZE AERMOD
** Trinity Consultants
** VERSION 10.0

CO STARTING
CO TITLEONE York Drive Active Senior Construction DPM Mitigated
CO MODELOPT DFAULT CONC NODRYDPLT NOWETDPLT
CO RUNORNOT RUN
CO AVERTIME PERIOD
CO POLLUTID PM10
CO FINISHED

SO STARTING
SO ELEVUNIT METERS
SO LOCATION ZP1ZN001 AREAPOLY 480363.9 3670912 0
** SRCDESCR Construction Area
SO SRCPARAM ZP1ZN001 7.82E-09 3 18 1
SO AREAVERT ZP1ZN001 480363.9 3670912 480374.5 3670831.5 480351.4 3670776.3 480317.1 3670732.3
SO AREAVERT ZP1ZN001 480193.5 3670821.2 480195.6 3670824.8 480203.8 3670826.9 480212.5 3670831.2
SO AREAVERT ZP1ZN001 480295.7 3670876.4 480306.2 3670885.7 480317.4 3670898.4 480327 3670910.1
SO AREAVERT ZP1ZN001 480336.4 3670915.9 480346.6 3670916.5 480358.7 3670914 480358.7 3670914
SO AREAVERT ZP1ZN001 480358.7 3670914 480363.9 3670912
SO SRCGROUP ALL
SO FINISHED

RE STARTING
RE ELEVUNIT METERS
RE DISCCART 480216.3 3670875.8 0 0
** SENSITIV
** RCPDESCR R1
RE DISCCART 480279.2 3670911 0 0
** SENSITIV
** RCPDESCR R2
RE DISCCART 480383.5 3670885.6 0 0
** SENSITIV
** RCPDESCR R3
RE DISCCART 480377.4 3670737.9 0 0
** SENSITIV
** RCPDESCR R4
RE FINISHED

ME STARTING
ME SURFFILE "C:\Users\ryan\OneDrive\LDN One Drive 2\County of San Diego\21-48 York Drive Active Seniors Living\AERMOD\ESCONDIDO-2012-V15181.SFC"
** SURFFILE "C:\Users\ryan\OneDrive\LDN One Drive 2\County of San Diego\21-48 York Drive Active Seniors Living\AERMOD\ESCONDIDO-2012-V15181.SFC"
ME PROFILE "C:\Users\ryan\OneDrive\LDN One Drive 2\County of San Diego\21-48 York Drive Active Seniors Living\AERMOD\ESCONDIDO-2012-V15181.PFL"
** PROFILE "C:\Users\ryan\OneDrive\LDN One Drive 2\County of San Diego\21-48 York Drive Active Seniors Living\AERMOD\ESCONDIDO-2012-V15181.PFL"
ME SURFDATA 53120 2012
ME UAIRDATA 3190 2012
ME SITEDATA 00001002 2012
ME PROFBASE 0 METERS
ME FINISHED

OU STARTING
OU FILEFORM FIX
OU PLOTFILE PERIOD ALL ALL`PERIOD.plt 10000
OU FINISHED

** *****
** It is recommended that the user not edit any data below this line
** *****

** AMPTYPE
** AMPDATUM -1
** AMPZONE -1
** AMPHEMISPHERE

** PROJECTIONWKT
PROJCS["UTM_6326_Zone11",GEOGCS["WGS_84",DATUM["World_Geodetic_System_1984",SPHEROID["WGS_1984",6378137,298.257223563],TOWGS84[0,0,0,0,0,0,0]],PRIMEM["Greenwich",0],UNIT["Degree",0.0174532925199433]],PROJECTION["Universal_Transverse_Mercator"],PARAMETER["Zone",11],UNIT["Meter",1],AUTHORITY["EPSG","9001"]]
** PROJECTION UTM
** DATUM WGE
** UNITS METER
** ZONE 11

```

** HEMISPHERE N
** ORIGINLON 0
** ORIGINLAT 0
** PARALLEL1 0
** PARALLEL2 0
** AZIMUTH 0
** SCALEFACT 0
** FALSEEAST 0
** FALSENORTH 0

** POSTFMT UNFORM
** TEMPLATE UserDefined
** AERMODEXE AERMOD_BREEZE_21112_64.EXE
** AERMAPEXE AERMAP_EPA_18081_64.EXE

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 0 Informational Message(s)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****
ME W186 58 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used 0.40
MX W403 58 PFLCNV: Turbulence data is being used w/o ADJ_U* option SigA Data

*** SETUP Finishes Successfully ***

▲ *** AERMOD - VERSION 21112 *** York Drive Active Senior Construction DPM Mitigated *** 02/03/22
*** AERMET - VERSION 15181 *** *** 16:08:41
PAGE 1

*** MODELOPTS: RegDEFAULT CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** MODEL SETUP OPTIONS SUMMARY ***

**Model Is Setup For Calculation of Average CONCentration Values.

-- DEPOSITION LOGIC --

**NO GAS DEPOSITION Data Provided.
**NO PARTICLE DEPOSITION Data Provided.
**Model Uses NO DRY DEPLETION. DRYDPLT = F
**Model Uses NO WET DEPLETION. WETDPLT = F

**Model Uses RURAL Dispersion Only.

**Model Uses Regulatory DEFAULT Options:
1. Stack-tip Downwash.
2. Model Accounts for ELEVated Terrain Effects.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay.

**Other Options Specified:
CCVR_Sub - Meteorological data includes CCVR substitutions
TEMP_Sub - Meteorological data includes TEMP substitutions

**Model Assumes No FLAGPOLE Receptor Heights.

**The User Specified a Pollutant Type of: PM10

**Model Calculates PERIOD Averages Only

**This Run Includes: 1 Source(s); 1 Source Group(s); and 4 Receptor(s)

with: 0 POINT(s), including 0 POINTCAP(s) and 0 POINTHOR(s)
and: 0 VOLUME source(s)
and: 1 AREA type source(s)
and: 0 LINE source(s)
and: 0 RLINE/RLINEXT source(s)
and: 0 OPENPIT source(s)
and: 0 BUOYANT LINE source(s) with a total of 0 line(s)

**Model Set To Continue RUNning After the Setup Testing.

**The AERMET Input Meteorological Data Version Date: 15181

**Output Options Selected:
Model Outputs Tables of PERIOD Averages by Receptor
Model Outputs External File(s) of High Values for Plotting (PLOTFILE Keyword)

First 24 hours of scalar data																				
YR	MO	DY	JDAY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
12	01	01	1	01	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	51.	10.0	282.5	10.0	
12	01	01	1	02	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	64.	10.0	281.9	10.0	
12	01	01	1	03	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	31.	10.0	280.9	10.0	
12	01	01	1	04	-2.9	0.056	-9.000	-9.000	-999.	32.	5.5	0.15	1.10	1.00	1.18	130.	10.0	280.4	10.0	
12	01	01	1	05	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	47.	10.0	280.4	10.0	
12	01	01	1	06	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	39.	10.0	279.8	10.0	
12	01	01	1	07	-0.7	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	60.	10.0	279.2	10.0	
12	01	01	1	08	-0.5	0.029	-9.000	-9.000	-999.	12.	4.0	0.47	1.10	0.50	0.44	42.	10.0	280.4	10.0	

12	01	01	1	09	33.3	0.106	0.323	0.014	36.	83.	-3.2	0.47	1.10	0.30	0.44	44.	10.0	285.4	10.0
12	01	01	1	10	85.9	0.121	0.634	0.011	106.	101.	-1.8	0.48	1.10	0.23	0.44	232.	10.0	291.4	10.0
12	01	01	1	11	123.6	0.252	0.982	0.005	273.	303.	-11.5	0.48	1.10	0.21	1.34	242.	10.0	297.5	10.0
12	01	01	1	12	141.2	0.255	1.253	0.005	496.	309.	-10.4	0.48	1.10	0.20	1.34	249.	10.0	299.8	10.0
12	01	01	1	13	139.0	0.308	1.399	0.005	700.	410.	-18.6	0.48	1.10	0.20	1.78	244.	10.0	300.4	10.0
12	01	01	1	14	118.4	0.303	1.510	0.005	1033.	401.	-20.9	0.48	1.10	0.21	1.78	241.	10.0	301.4	10.0
12	01	01	1	15	79.3	0.291	1.390	0.005	1204.	377.	-27.6	0.48	1.10	0.24	1.78	260.	10.0	301.4	10.0
12	01	01	1	16	24.5	0.162	0.951	0.005	1244.	167.	-15.4	0.51	1.10	0.34	0.89	292.	10.0	299.8	10.0
12	01	01	1	17	-2.5	0.060	-9.000	-9.000	-999.	45.	7.5	0.51	1.10	0.61	0.89	282.	10.0	296.9	10.0
12	01	01	1	18	-0.6	0.029	-9.000	-9.000	-999.	12.	3.4	0.47	1.10	1.00	0.44	10.	10.0	293.1	10.0
12	01	01	1	19	-4.0	0.066	-9.000	-9.000	-999.	40.	6.3	0.11	1.10	1.00	1.48	329.	10.0	290.4	10.0
12	01	01	1	20	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	65.	10.0	288.1	10.0
12	01	01	1	21	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	61.	10.0	286.4	10.0
12	01	01	1	22	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	33.	10.0	285.4	10.0
12	01	01	1	23	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	50.	10.0	284.2	10.0
12	01	01	1	24	-0.6	0.029	-9.000	-9.000	-999.	12.	3.3	0.47	1.10	1.00	0.44	42.	10.0	283.1	10.0

First hour of profile data

YR	MO	DY	HR	HEIGHT	F	WDIR	WSPD	AMB_TMP	sigmaA	sigmaW	sigmaV
12	01	01	01	10.0	1	51.	0.44	282.6	30.0	-99.00	0.20

F indicates top of profile (=1) or below (=0)

▲ *** AERMOD - VERSION 21112 *** York Drive Active Senior Construction DPM Mitigated *** 02/03/22
*** AERMET - VERSION 15181 *** 16:08:41
PAGE 6

*** MODELOPTs: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** THE PERIOD (8784 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL
INCLUDING SOURCE(S): ZP1ZN001 , ***

*** SENSITIVE DISCRETE RECEPTOR POINTS ***

** CONC OF PM10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
480216.30	3670875.80	0.04583	480279.20	3670911.00	0.03268
480383.50	3670885.60	0.05068	480377.40	3670737.90	0.04199

▲ *** AERMOD - VERSION 21112 *** York Drive Active Senior Construction DPM Mitigated *** 02/03/22
*** AERMET - VERSION 15181 *** 16:08:41
PAGE 7

*** MODELOPTs: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** THE SUMMARY OF MAXIMUM PERIOD (8784 HRS) RESULTS ***

** CONC OF PM10 IN MICROGRAMS/M**3 **

GROUP ID	AVERAGE CONC	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	NETWORK GRID-ID
ALL	1ST HIGHEST VALUE IS	0.05068 AT (480383.50, 3670885.60, 0.00, 0.00, 0.00)	SR	
	2ND HIGHEST VALUE IS	0.04583 AT (480216.30, 3670875.80, 0.00, 0.00, 0.00)	SR	
	3RD HIGHEST VALUE IS	0.04199 AT (480377.40, 3670737.90, 0.00, 0.00, 0.00)	SR	
	4TH HIGHEST VALUE IS	0.03268 AT (480279.20, 3670911.00, 0.00, 0.00, 0.00)	SR	
	5TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	6TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	7TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	8TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	9TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		
	10TH HIGHEST VALUE IS	0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)		

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

▲ *** AERMOD - VERSION 21112 *** York Drive Active Senior Construction DPM Mitigated *** 02/03/22
*** AERMET - VERSION 15181 *** 16:08:41
PAGE 8

*** MODELOPTs: RegDFault CONC ELEV NODRYDPLT NOWETDPLT RURAL SigA Data

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of	0 Fatal Error Message(s)
A Total of	2 Warning Message(s)
A Total of	378 Informational Message(s)
A Total of	8784 Hours Were Processed
A Total of	250 Calm Hours Identified
A Total of	128 Missing Hours Identified (1.46 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

```
***** WARNING MESSAGES *****
ME W186      58      MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used      0.40
MX W403      58      PFLCNV: Turbulence data is being used w/o ADJ_U* option      SigA Data

*****
*** AERMOD Finishes Successfully ***
*****
```

ATTACHMENT D

Health Risk Calculations

Air Quality Health Risk Calculations (Worst-Case) York Drive Active Senior Living Unmitigated						
From CalEE Annual Output	Emission per day (Ton/Total Construction Duration)	0.0725				
	Construction Start	6/1/2022				
	Construction Complete	5/31/2023				
	Days	364				
	Construction Emission per day (lb/day)	0.398351648				
	Annual Duration (Days)	365				
	Annualized Emission Rate (Grams/Second)	0.00208858				
	Project Site Size (Acres)	4.27				
	Project Site Size (meters^2)	17280.07692				
	Length of Smalles Side (meters)	131.4537064				
Used as an input to SCREEN3	Emission Rate over Grading Area(g/s-m^2)	1.21E-07				
From SCREEN3*0.08	Concentration Annual (Ug/M^3)	0.784				
Duration	Days	364	Days to years			
			0.997260274			
Age (Years)	3rd Trimester (0.25)	0-2	2-9	2-16	16-30	16-70
Cair (annual) - From F15	0.784	0.784	0.784	0.784	0.784	0.784
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	0.00027170	0.00082038	0.00064802	0.00056072	0.00025213	0.00021827
Construction Days	364	0.997260274				
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	0.997260274	0.997260274	0.997260274	0.997260274	0.997260274
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	9.07294E-06	0.000109279	2.19355E-05	1.89802E-05	2.88442E-06	2.49696E-06
Risk per million Exposed	9.0729408	109.2787915	21.93549113	18.98018687	2.884417536	2.496958464
Cancer Risk Per Million 9-years	140.29					
Cancer Risk Per Million 30-years	140.22					
Cancer Risk Per Million 70-years	139.83					

Air Quality Health Risk Calculations (Worst-Case)
York Drive Active Senior Living with Tier 4 PDF with DPF

From CalEE Annual Output	Emission per day (Ton/Total Construction Duration)	0.00469				
	Construction Start	6/1/2022				
	Construction Complete	5/31/2023				
	Days	364				
	Construction Emission per day (lb/day)	0.025769231				
	Annual Duration (Days)	365				
	Annualized Emission Rate (Grams/Second)	0.00013511				
	Project Site Size (Acres)	4.27				
	Project Site Size (meters^2)	17280.07692				
	Length of Smalles Side (meters)	131.4537064				
Used as an input to SCREEN3	Emission Rate over Grading Area(g/s-m^2)	7.82E-09				
From SCREEN3*0.08	Concentration Annual (Ug/M^3)	0.0506				
Duration	Days	390	Days to years			
			1.068493151			
Age (Years)	3rd Trimester (0.25)		0-2	2-9	2-16	16-30
						16-70
Cair (annual) - From F15	0.0506		0.0506	0.0506	0.0506	0.0506
Breathing Rate per agegroup BR/BW (Page 5-25)	361		1090	861	745	335
A (Default is 1)	1		1	1	1	1
Exposure Frequency = EF (days/365days)	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
Dose-inh	0.00001754		0.00005295	0.00004182	0.00003619	0.00001627
						0.00001409
Construction Days	390		1.068493151			
potency factor for Diesel	1.1		1.1	1.1	1.1	1.1
Age Sensitivity Factor	10		10	3	3	1
ED	0.25		1.068493151	1.068493151	1.068493151	1.068493151
AT	70		70	70	70	70
FAH	0.85		0.85	0.72	0.72	0.73
Risk for Each Age Group	5.85575E-07		7.55672E-06	1.51686E-06	1.3125E-06	1.9946E-07
Risk per million Exposed	0.585575006		7.556724014	1.516858397	1.312496523	0.199459995
						0.172666862
Cancer Risk Per Million 9-years	9.66					
Cancer Risk Per Million 30-years	9.65					
Cancer Risk Per Million 70-years	9.63					