

Global Climate Change Evaluation

for the

Skyline Retirement Center

Submitted To:

**REC Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101**

Prepared By:



December 18, 2017

Prepared By: 

**Valorie L. Thompson, Ph.D.
Principal**

Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	1
1.1 Project Setting	1
1.2 General Principles and Existing Conditions	4
1.3 Sources and Global Warming Potentials of GHG	5
1.4 Regulatory Framework	9
1.4.1 National and International Efforts	9
1.4.2 State Regulations and Standards	13
1.4.3 Local Regulations and Standards	20
2.0 POTENTIAL CLIMATE CHANGE IMPACTS TO PROJECT SITE.....	22
2.1 Existing Conditions.....	22
2.2 Typical Adverse Effects.....	23
2.3 California Climate Adaptation Strategy	26
3.0 CLIMATE CHANGE SIGNIFICANCE CRITERIA	29
4.0 GREENHOUSE GAS INVENTORY.....	30
4.1 Existing Greenhouse Gas Emissions	30
4.2 Construction Greenhouse Gas Emissions.....	30
4.3 Operational Greenhouse Gas Emissions	31
5.0 SUMMARY OF PROJECT DESIGN FEATURES AND IMPACTS.....	34
5.1 Project Greenhouse Gas Emissions.....	34
5.2 Consistency with Applicable Plans.....	40
6.0 CONCLUSIONS.....	42
7.0 REFERENCES	43
8.0 LIST OF PREPARERS, PERSONS AND ORGANIZATIONS CONTACTED	45
 Appendix A Greenhouse Gas Emission Calculations	
Appendix B Estimate of Photovoltaic Panel Electricity Production	

List of Acronyms

APCD	Air Pollution Control District
AB	Assembly Bill
AB 32	Assembly Bill 32, Global Warming Solutions Act of 2006
ARB	Air Resources Board
ASTM	American Society of Testing and Materials
CalEEMod	California Emissions Estimator Model
CAPCOA	California Air Pollution Control Officers Association
CAT	Climate Action Team
CCAP	Center for Clean Air Policy
CCAR	California Climate Action Registry
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH ₄	Methane
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
DWR	Department of Water Resources
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
EV	Electric Vehicles
GCC	Global Climate Change
GHG	Greenhouse Gas
GGEP	Greenhouse Gas Emissions Policy
GGRP	Greenhouse Gas Reduction Plan
GP	General Plan
GWP	Global Warming Potential
HFCs	Hydrofluorocarbons
IPCC	Intergovernmental Panel on Climate Change
LCFS	Low Carbon Fuel Standard
LEED	Leadership in Energy and Environmental Design
MMT	Million Metric Tons
MW	Megawatts
N ₂ O	Nitrous Oxide
NO _x	Oxides of Nitrogen
OPR	State Office of Planning and Research
PDFs	Project Design Features
PFCs	Perfluorocarbons
PM	Particulate Matter
ROG	Reactive Organic Gas
RPS	Renewable Portfolio Standards
S-3-05	Executive Order S-3-05
SB	Senate Bill
SDCGHGI	San Diego County Greenhouse Gas Inventory
SRI	Solar Reflective Index

THC	Total Hydrocarbon
UNFCCC	United Nations Framework Convention on Climate Change
USBGC	U.S. Green Building Council
VMT	Vehicle Miles Traveled

EXECUTIVE SUMMARY

This report presents an assessment of potential global climate change impacts associated with the Skyline Retirement Center. The project is within the jurisdiction of the Department of Planning and Development Services in the County of San Diego. The evaluation addresses the potential for greenhouse gas (GHG) emissions during construction and after full buildout of the proposed Project.

The project is an assisted living facility on approximately 8 acres located at 11330 Campo Road (SR-94) in the Valle De Oro community of San Diego County, California. The project will consist of full-service senior living facility with up to 232 housing units divided between 85 retirement units and 147 congregate care units.

A summary of the Project's GHG emissions is provided in Table ES-1.

Table ES-1 SUMMARY OF PROPOSED PROJECT'S ESTIMATED GREENHOUSE GAS EMISSIONS WITH GHG REDUCTION MEASURES				
Emission Source	Annual Emissions (Metric tons/year)			
	CO₂	CH₄	N₂O	CO₂e
Operational Emissions				
Area Sources	2.79	0.0027	0.0000	2.85
Electricity Use	255	0.0103	0.0021	256
Natural Gas Use	109	0.0021	0.0020	110
Water Consumption	69	0.3966	0.0089	81
Solid Waste Handling	28	1.6626	0.0000	70
Vehicles	817	0.0446	0.0000	818
Amortized Construction	33	0.0000	0.0000	33
Amortized Land Use Change	2	0.0000	0.0000	2
Total	1,316	2.1189	0.0130	1,373
Global Warming Potential Factor	1	25	298	
CO ₂ Equivalent Emissions	1,316	53	4	1,373
TOTAL CO₂ Equivalent Emissions	1,373			

Table ES-2 provides a summary of the project design features that will be implemented by the Skyline Retirement Center to reduce GHG emissions.

Table ES-2 Proposed Project Design Features to Reduce GHG Emissions			
Strategy to Reduce GHG Emissions	Description	Emission Reduction	Basis for Emission Reduction
Energy Efficiency			
Energy Efficiency	Indoor residential appliances will carry the Environmental Protection Agency's (EPA) ENERGYSTAR® certification, as applicable and feasible.	Accounted for in CalEEMod Model.	CAPCOA White Paper, Appendix B
Alternative Energy	The project will utilize solar panels to provide 28% of the electricity required.	28% of electricity emissions	Based on architectural analysis (Appendix B)
Water Conservation			
Low-Flow Fixtures	Indoor plumbing would include low-flow fixtures.	CalEEMod Reductions	CalEEMod Model
Outdoor water conservation	Outdoor irrigation will be water-efficient	6.1% for outdoor uses	CalEEMod Model
Building and Site Design			
California 2016 Title 24 Building Energy Efficiency Standards	Residential buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards. The GHG emission reduction benefits of this PDF have been quantitatively incorporated into the Project's GHG inventory by reducing CalEEMod electricity use by 15.2% and natural gas use by 30.7%	Title 24 as of 2016	CEC 2015
Solid Waste Diversion	The project would include solid waste diversion practices.	20% reduction in solid waste generation from CalEEMod defaults	County of San Diego

1.0 INTRODUCTION

This report presents an assessment of potential global climate change impacts associated with the proposed Skyline Retirement Center. The evaluation addresses the potential for greenhouse gas impacts during construction and after full buildout of the proposed Project.

The project is an assisted living facility on approximately 8 acres located at 11330 Campo Road (SR-94) in the Valle De Oro community of San Diego County, California. The project will consist of full-service senior living facility with up to 232 housing units divided between 85 retirement units and 147 congregate care units.

1.1 Project Setting

The site is currently vacant, and consists of disturbed areas. Because the site is disturbed and has a minimum of scrub vegetation on site, loss of carbon sequestration would be minimal. The project is bounded by Campo Road to the south and is adjacent to the Skyline Church site. Figure 1 shows the project location, and Figure 2 provides a plot plan for the proposed project.

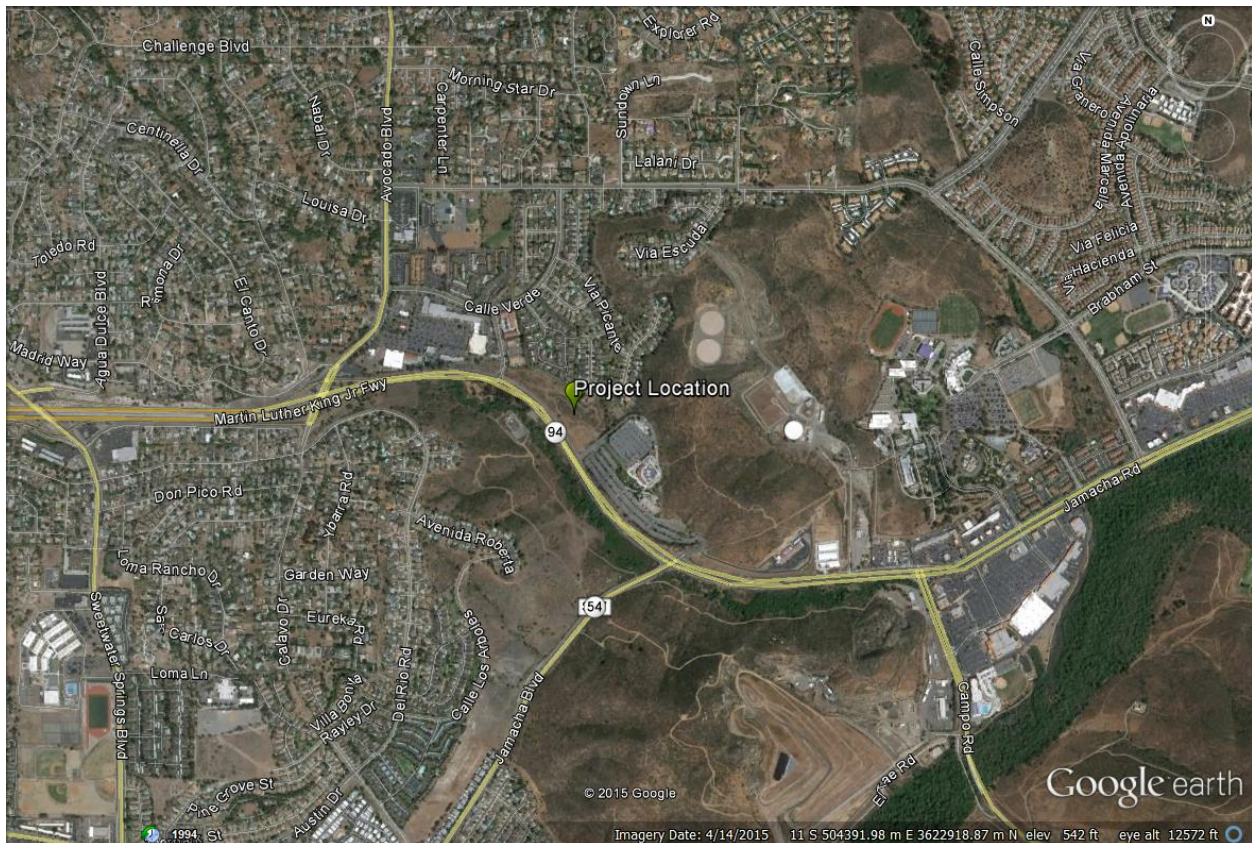


Figure 1. Skyline Retirement Center Project Location

1.2 General Principles and Existing Conditions

Global climate change (GCC) refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, precipitation and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O), which are known as greenhouse gases (GHGs). These gases allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping, thus warming the Earth's atmosphere. Gases that trap heat in the atmosphere are often called greenhouse gases, analogous to a greenhouse. The accumulation of GHGs in the atmosphere regulates the Earth's temperature. Without these natural GHGs, the Earth's temperature would be about 61° Fahrenheit cooler (California Environmental Protection Agency 2006). Emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere.

GCC may result from natural factors, natural processes, and/or human activities that change the composition of the atmosphere and alter the surface and features of land. There is scientific consensus that global climate change is attributable to anthropogenic (human) emissions of GHGs (mainly CO₂, CH₄ and N₂O). Historical records indicate that global climate changes have occurred in the past due to natural phenomena (such as during previous ice ages). Some data indicate that the current global conditions differ from past climate changes in rate and magnitude. The State of California has been at the forefront of developing solutions to address potential anthropogenic impacts to GCC.

The United Nations Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. The IPCC concluded that a stabilization of GHGs at 400 to 450 ppm CO₂ equivalent concentration is required to keep global mean warming below 3.6° Fahrenheit (2° Celsius), which is assumed to be necessary to avoid dangerous climate change (Association of Environmental Professionals 2007).

State law defines greenhouse gases as any of the following compounds: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF₆) (California Health and Safety Code Section 38505(g)). CO₂, followed by CH₄ and N₂O, are the most common GHGs that result from human activity.

1.3 Sources and Global Warming Potentials of GHG

As discussed further below, the sources of GHG emissions, GWP, and atmospheric lifetime of GHGs are all important variables to be considered in the process of calculating CO₂e for discretionary land use projects that require a climate change analysis.

The State of California GHG Inventory performed by the California Air Resources Board (ARB), compiled statewide anthropogenic GHG emissions and sinks. It includes estimates for CO₂, CH₄, N₂O, SF₆, HFCs, and PFCs. The current inventory covers the years 1990 to 2015 (ARB 2017), and is summarized in Table 1. Data sources used to calculate this GHG inventory include state and federal agencies, international organizations, and industry associations. The calculation methodologies are consistent with guidance from the IPCC. The 1990 emissions level is the sum total of sources and sinks from all sectors and categories in the inventory. The inventory is divided into seven broad sectors and categories in the inventory. These sectors include: Agriculture; Commercial; Electricity Generation; Forestry; Industrial; Residential; and Transportation.

Table 1 State of California GHG Emissions by Sector				
Sector	Total 1990 Emissions (MMTCO₂e)	Percent of Total 1990 Emissions	Total 2015 Emissions (MMTCO₂e)	Percent of Total 2015 Emissions
Agriculture	23.4	5%	34.65	8%
Commercial	14.4	3%	13.33	3%
Electricity Generation	110.6	26%	83.67	19%
Forestry (excluding sinks)	0.2	<1%		
Industrial	103.0	24%	91.71	21%
Residential	29.7	7%	24.59	6%
Transportation	150.7	35%	164.63	37%
Solvents and Chemicals	N/A	N/A	19.05	4%
Recycling and Waste	N/A	N/A	8.73	2%
Forestry Sinks	(6.7)	N/A	N/A	N/A
Source: California Greenhouse Gas Emission Inventory – 2017 Edition, https://www.arb.ca.gov/cc/inventory/data/data.htm , CARB 2017a.				

When accounting for GHGs, all types of GHG emissions are expressed in terms of CO₂ equivalents (CO₂e) and are typically quantified in metric tons (MT) or millions of metric tons (MMT).

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the “cumulative radiative forcing effect of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to a reference gas” (USEPA 2006). The reference gas for GWP is CO₂; therefore, CO₂ has a GWP of 1. The other main greenhouse gases that have been attributed to human activity include CH₄, which has a GWP of 28, and N₂O, which has a GWP of 265 (ARB 2014). Table 2 presents the GWP and atmospheric lifetimes of the GHGs that are regulated by the state of California.

Table 2 Global Warming Potentials and Atmospheric Lifetimes of GHGs			
GHG	Formula	100-Year Global Warming Potential	Atmospheric Lifetime (Years)
Carbon Dioxide	CO ₂	1	Variable
Methane	CH ₄	25	12
Nitrous Oxide	N ₂ O	298	114
Sulfur Hexafluoride	SF ₆	22,800	3,200
Hydrofluorocarbons	HFCs	100 to 12,000	1 to 100
Perfluorocarbons	PFCs	7,000 to 11,000	3,000 to 50,000
Nitrogen Trifluoride	NF ₃	17,200	740
Source: First Update to the Climate Change Scoping Plan, ARB 2014			

Human-caused sources of CO₂ include combustion of fossil fuels (coal, oil, natural gas, gasoline and wood). Data from ice cores indicate that CO₂ concentrations remained steady prior to the current period for approximately 10,000 years. Concentrations of CO₂ have increased in the atmosphere since the industrial revolution.

CH₄ is the main component of natural gas and also arises naturally from anaerobic decay of organic matter. Human-caused sources of natural gas include landfills, fermentation of manure and cattle farming. Human-caused sources of N₂O include combustion of fossil fuels and industrial processes such as nylon production and production of nitric acid.

Other GHGs are present in trace amounts in the atmosphere and are generated from various industrial or other uses.

In addition to the State of California GHG Inventory, a more specific regional GHG inventory was prepared by the University of San Diego School of Law Energy Policy Initiative Center, a non-regulatory, academic and research center (University of San Diego 2008). This San Diego County Greenhouse Gas Inventory (SDCGHGI) is a detailed inventory that takes into account the unique characteristics of the region in calculating emissions. The SDCGHGI calculated GHG emissions for 1990, 2006, and projected 2020 emissions.

Areas where feasible reductions can occur and the strategies for achieving those reductions are outlined in the SDCGHGI. A summary of the various sectors that contribute GHG emissions in San Diego County for the year 2006 is provided in Table 3. Total GHGs in San Diego County are estimated at 34 MMTCO₂e.

Table 3 San Diego County 2006 GHG Emissions by Category		
Sector	Total Emissions (MMTCO₂e)	Percent of Total Emissions
On-Road Transportation	16	46%
Electricity	9	25%
Natural Gas Consumption	3	9%
Civil Aviation	1.7	5%
Industrial Processes & Products	1.6	5%
Other Fuels/Other	1.1	4%
Off-Road Equipment & Vehicles	1.3	4%
Waste	0.7	2%
Agriculture/Forestry/Land Use	0.7	2%
Rail	0.3	1%
Water-Born Navigation	0.13	0.4%
<i>Source: EPIC's SDCGHGI, 2008.</i>		

According to the SDCGHGI, a majority of the region's emissions are attributable to on-road transportation, with the next largest source of GHG emissions attributable to electricity generation. Similarly, a majority of the emissions resulting from land development projects will be attributable to on-road transportation emissions. According to the SDCGHGI study, the emission reductions for on-road transportation will be achieved in a variety of ways, including through regulations aimed at increasing fuel efficiency standards and decreasing vehicle emissions. These regulations are outside the control of project applicants.

Similar to on-road emissions, the SDCGHGI indicated that the necessary emission reductions for electricity generation will be achieved in a variety of ways, including through implementation of the renewable portfolio standard (RPS), cleaner electricity purchases by San Diego Gas & Electric, replacement of the Boardman Contract (which allows the purchase of electricity from coal-fired power plants), and implementation of 400 MW of photovoltaics. These measures are also outside the control of project applicants. The SDCGHGI indicates that reduction in electricity consumption of 10 percent would contribute to the required reduction in GHG emissions required to reduce emissions to 1990 levels by 2020.

1.4 Regulatory Framework

All levels of government have some responsibility for the protection of air quality, and each level (Federal, State, and regional/local) has specific responsibilities relating to air quality regulation. GHG emissions and the regulation of GHGs is a relatively new component of air quality.

1.4.1 National and International Efforts

GCC is being addressed at both the international and federal levels. In 1988, the United Nations and the World Meteorological Organization established the IPCC to assess the scientific, technical, and socioeconomic information relevant to understanding the scientific basis for human-induced climate change, its potential impacts, and options for adaptation and mitigation. The most recent reports of the IPCC have emphasized the scientific consensus that real and measurable changes to the climate are occurring, that they are caused by human activity, and that significant adverse impacts on the environment, the economy, and human health and welfare are unavoidable.

On March 21, 1994, the United States joined a number of countries around the world in signing the United Nations Framework Convention on Climate Change (UNFCCC). Under the Convention, governments agreed to gather and share information on GHG emissions, national policies, and best practices; launch national strategies for addressing GHG emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of GCC. Recently, the United

States Supreme Court declared in the court case of Massachusetts et al. vs. the Environmental Protection Agency et al., 549 U.S. 497 (2007) that the EPA does have the ability to regulate GHG emissions. In addition to the national and international efforts described above, many local jurisdictions have adopted climate change policies and programs.

Endangerment Finding. On April 17, 2009, EPA issued its proposed endangerment finding for GHG emissions. On December 7, 2009, the EPA Administrator signed two distinct findings regarding greenhouse gases under section 202(a) of the Clean Air Act:

Endangerment Finding: The Administrator finds that the current and projected concentrations of the six key well-mixed greenhouse gases--carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)--in the atmosphere threaten the public health and welfare of current and future generations.

Cause or Contribute Finding: The Administrator finds that the combined emissions of these well-mixed greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the greenhouse gas pollution which threatens public health and welfare.

The endangerment findings do not themselves impose any requirements on industry or other entities. However, this action is a prerequisite to finalizing the EPA's proposed greenhouse gas emission standards for light-duty vehicles, which were jointly proposed by EPA and the Department of Transportation's National Highway Safety Administration on September 15, 2009.

Mandatory GHG Reporting Rule. On March 10, 2009, in response to the FY2008 Consolidated Appropriations Act (H.R. 2764; Public Law 110-161), EPA proposed a rule that requires mandatory reporting of greenhouse gas (GHG) emissions from large sources in the United States. On September 22, 2009, the Final Mandatory Reporting of Greenhouse Gases Rule was signed, and was published in the Federal Register on October 30, 2009. The rule became effective on December 29, 2009. The rule will collect accurate and comprehensive emissions data to inform future policy decisions.

EPA is requiring suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions to submit annual reports to EPA. The gases covered by the proposed rule are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), sulfur hexafluoride (SF₆), and other fluorinated gases including nitrogen trifluoride (NF₃) and hydrofluorinated ethers (HFE).

Corporate Average Fuel Economy Standards. The federal Corporate Average Fuel Economy (CAFE) standard determines the fuel efficiency of certain vehicle classes in the United States. In 2007, as part of the Energy and Security Act of 2007, CAFE standards were increased for new light-duty vehicles to 35 miles per gallon by 2020. In May 2009, President Obama announced plans to increase CAFE standards to require light-duty vehicles to meet an average fuel economy of 35.5 miles per gallon by 2016. On April 1, 2010, the U.S. Department of Transportation and the EPA established historic new federal rules that set the first-ever national greenhouse gas emissions standards and will significantly increase the fuel economy of all new passenger cars and light trucks sold in the United States. The standards set a requirement to meet an average fuel economy of 34.1 miles per gallon by 2016.

President Obama directed the National Highway Traffic Safety Administration (NHTSA) and the EPA to develop and issue the next phase ("Phase 2") of medium- and heavy-duty vehicle fuel efficiency and greenhouse gas (GHG) standards by March 2016. Under this timeline, the agencies are expected to issue a Notice of Proposed Rulemaking (NPRM) by March 2015. This second round of fuel efficiency standards will build on the first-ever standards for medium- and heavy-duty vehicles (model years 2014 through 2018).

As discussed above, the CAFÉ standards are standards that have been adopted by the U.S. Department of Transportation and the EPA. These standards are therefore federal standards and apply to vehicles throughout the United States. As discussed in Section 1.3.2 under State Standards, California implemented its own regulations to implement GHG standards for passenger vehicles. The ARB's Board originally approved regulations to reduce GHGs from passenger

vehicles in September 2004, with the regulations to take effect in 2009. These regulations were authorized by the 2002 legislation Assembly Bill 1493 (Pavley).

The first California request to implement GHG standards for passenger vehicles, known as a waiver request, was made in December 2005 and was denied by the EPA in March 2008. That decision was based on a finding that California's request to reduce GHG emissions from passenger vehicles did not meet the Clean Air Act requirement of showing that the waiver was needed to meet "compelling and extraordinary conditions."

Subsequently, the EPA granted California the authority to implement GHG emission reduction standards for new passenger cars, pickup trucks and sport utility vehicles on June 30, 2009. With the granting of the waiver on June 30, 2009, it is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency and reducing motorists' costs.

On September 15, 2009, EPA and NHTSA issued a joint proposal to establish new vehicle standards for fuel economy and GHG emissions for model years 2012 to 2016, which were finalized on April 1, 2010. The joint proposal reflected an agreement among EPA, NHTSA, and the state of California, along with most major automakers. California agreed to adopt the federal standards in lieu of its own separate standard. California has also adopted the most recent federal standards covering model years 2017 to 2025.

As discussed below in Section 1.3.2, State Regulations and Standards, ARB has adopted a second phase of the Pavley regulations, originally termed "Pavley II" but now called the Low Emission Vehicle III" (LEV III) Standards or Advanced Clean Cars (ACC) Program, that covers model years 2017 to 2025. CARB estimates that LEV III will reduce vehicle GHGs by an additional 4.0 MMTCO₂E for an approximately 3 percent reduction over Pavley I. These reductions come from improved vehicle technologies such as smaller engines with superchargers, continuously variable transmissions, and hybrid electric drives. On August 7, 2012, the final regulation for the adoption of LEV III became effective.

1.4.2 State Regulations and Standards

The following subsections describe regulations and standards that have been adopted by the State of California to address GCC issues.

Assembly Bill 32, the California Global Warming Solutions Act of 2006. In September 2006, Governor Schwarzenegger signed California AB 32, the global warming bill, into law. AB 32 directs the ARB to do the following:

- Make publicly available a list of discrete early action GHG emission reduction measures that can be implemented prior to the adoption of the statewide GHG limit and the measures required to achieve compliance with the statewide limit.
- Make publicly available a GHG inventory for the year 1990 and determine target levels for 2020.
- On or before January 1, 2010, adopt regulations to implement the early action GHG emission reduction measures.
- On or before January 1, 2011, adopt quantifiable, verifiable, and enforceable emission reduction measures by regulation that will achieve the statewide GHG emissions limit by 2020, to become operative on January 1, 2012, at the latest. The emission reduction measures may include direct emission reduction measures, alternative compliance mechanisms, and potential monetary and non-monetary incentives that reduce GHG emissions from any sources or categories of sources that ARB finds necessary to achieve the statewide GHG emissions limit.
- Monitor compliance with and enforce any emission reduction measure adopted pursuant to AB 32.

AB 32 required that by January 1, 2008, ARB determine what the statewide GHG emissions level was in 1990, and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. ARB adopted its Scoping Plan in December 2008, which provided estimates of the 1990 GHG emissions level and identified sectors for the reduction of GHG emissions. The ARB has recently published an update to the Scoping Plan (ARB 2014). The ARB has estimated

that the 1990 GHG emissions level was 427 MMT net CO₂e (ARB 2007b). The ARB estimated that a reduction of 169 MMT net CO₂e emissions below business-as-usual would be required by 2020 to meet the 1990 levels (ARB 2008). This estimate was updated in the 2011 *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document* (ARB 2011a) based on new economic data and the incorporation of three regulatory standards (i.e., 2008 Title 24 standards; Pavley I standards; 20% Renewable Portfolio Standard). Based upon the update, the ARB determined in the 2011 Supplement that the State is projected to emit 507 MMT CO₂e in 2020, and that a reduction of 80 MMT would be required by 2020 in order to return to the 1990 levels. The 80 MMT reduction correlates to a 16% reduction in GHG emissions.

Senate Bill 97. Senate Bill 97, enacted in 2007, amends the CEQA statute to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directs OPR to develop draft CEQA guidelines “for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions” by July 1, 2009 and directs the Resources Agency to certify and adopt the CEQA guidelines by January 1, 2010.

The Governor’s Office of Planning and Research (OPR) published a technical advisory on CEQA and Climate Change on June 19, 2008. The guidance did not include a suggested threshold. The OPR does recommend that CEQA analyses include the following components:

- Identify greenhouse gas emissions
- Determine Significance
- Mitigate Impacts

In April 2009, the OPR published its proposed revisions to CEQA to address GHG emissions. The amendments to CEQA indicate the following:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that

best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that “to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation.”
- OPR’s emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

On July 3, 2009, the California Natural Resources Agency published proposed amendment of regulations based on OPR’s proposed revisions to CEQA to address GHG emissions. On that date, the Natural Resources Agency commenced the Administrative Procedure Act rulemaking process for certifying and adopting these amendments pursuant to Public Resources Code section 21083.05. Having reviewed and considered all comments received, on December 30, 2009, the Natural Resources Agency adopted the proposed amendments to the state CEQA guidelines in the California Code of Regulations. The amendments were formally adopted on March 18, 2010.

Executive Order S-3-05. Executive Order S-3-05, signed by Governor Schwarzenegger on June 1, 2005, calls for a reduction in GHG emissions to 1990 levels by 2020 and for an 80 percent

reduction in GHG emissions by 2050. Executive Order S-3-05 also calls for the California EPA (CalEPA) to prepare biennial science reports on the potential impact of continued GCC on certain sectors of the California economy. The first of these reports, “Our Changing Climate: Assessing Risks to California”, and its supporting document “Scenarios of Climate Change in California: An Overview” were published by the California Climate Change Center in 2006.

Executive Order S-21-09. Executive Order S-21-09 was enacted by the Governor on September 15, 2009. Executive Order S-21-09 requires that the ARB, under its AB 32 authority, adopt a regulation by July 31, 2010 that sets a 33 percent renewable energy target as established in Executive Order S-14-08. Under Executive Order S-21-09, the ARB will work with the Public Utilities Commission and California Energy Commission to encourage the creation and use of renewable energy sources, and will regulate all California utilities. The ARB will also consult with the Independent System Operator and other load balancing authorities on the impacts on reliability, renewable integration requirements, and interactions with wholesale power markets in carrying out the provisions of the Executive Order. The order requires the ARB to establish highest priority for those resources that provide the greatest environmental benefits with the least environmental costs and impacts on public health.

Executive Order B-30-15. Executive Order B-30-15 was enacted by the Governor on April 29, 2015. Executive Order B-30-15 establishes an interim GHG emission reduction goal for the state of California to reduce GHG emissions to 40 percent below 1990 levels by the year 2030. This Executive Order directs all state agencies with jurisdiction over GHG-emitting sources to implement measures designed to achieve the new interim 2030 goal, as well as the pre-existing, long-term 2050 goal identified in Executive Order S-3-05 to reduce GHG emissions to 80 percent below 1990 levels by the year 2050. The Executive Order directs ARB to update its Scoping Plan to address the 2030 goal. It is anticipated that ARB will develop statewide inventory projection data for 2030 and commence efforts to identify reduction strategies capable of securing emission reductions that allow for achievement of the new interim goal for 2030.

California Code of Regulations Title 24. Although not originally intended to reduce greenhouse gas emissions, California Code of Regulations Title 24 Part 6: California’s Energy Efficiency

Standards for Residential and Nonresidential Buildings were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The ARB's GHG emission inventory was based on Title 24 as of 2008. The 2013 standards require higher efficiency windows, insulation, lighting, ventilation systems and other features that further reduce energy consumption in homes and businesses. Additionally, the Standards will save 200 million gallons of water per year (equal to more than 6.5 million wash loads) and avoid 170,500 tons of greenhouse gas emissions per year. Energy efficient buildings require less electricity, natural gas, and other fuels. Electricity production from fossil fuels and on-site fuel combustion (typically for water heating) results in greenhouse gas emissions. Therefore, increased energy efficiency results in decreased greenhouse gas emissions.

State Standards Addressing Vehicular Emissions. California Assembly Bill 1493 (Pavley) enacted on July 22, 2002, required the ARB to develop and adopt regulations that reduce greenhouse gases emitted by passenger vehicles and light duty trucks. Regulations adopted by ARB would apply to 2009 and later model year vehicles. ARB estimated that the regulation would reduce climate change emissions from light duty passenger vehicle fleet by an estimated 18% in 2020 and by 27% in 2030 (AEP 2007). Once implemented, emissions from new light-duty vehicles are expected to be reduced in San Diego County by 21 percent by 2020. The ARB has adopted amendments to the "Pavley" regulations that reduce greenhouse gas (GHG) emissions in new passenger vehicles from 2009 through 2016. The amendments, approved by the Board on September 24, 2009, are part of California's commitment toward a nation-wide program to reduce new passenger vehicle GHGs from 2012 through 2016. ARB's September 2009 amendments will cement California's enforcement of the Pavley rule starting in 2009 while providing vehicle manufacturers with new compliance flexibility. The amendments will also prepare California to harmonize its rules with the federal rules for passenger vehicles. It is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency.

Implementation of the Pavley II standards will commence in 2017 and cover vehicles manufactured from 2017 through 2025. Based on information from the ARB (ARB 2011b), the

Pavley II program (now referred to as the “Advanced Clean Cars” program) would reduce GHG emissions from the fleet by 3% by 2020, and by 12% by 2025, with continuing reductions in emissions of 27% by 2035 and 33% by 2050.

Executive Order S-01-07. Executive Order S-01-07 was enacted by the Governor on January 18, 2007. Essentially, the order mandates the following: 1) that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020; and 2) that a Low Carbon Fuel Standard ("LCFS") for transportation fuels be established for California. It is assumed that the effects of the LCFS would be a 10% reduction in GHG emissions from fuel use by 2020. On April 23, 2009, ARB adopted regulations to implement the LCFS.

Senate Bill 375. Senate Bill 375 requires that regions within the state which have a metropolitan planning organization must adopt a sustainable communities strategy as part of their regional transportation plans. The strategy must be designed to achieve certain goals for the reduction of GHG emissions. The bill finds that GHG from autos and light trucks can be substantially reduced by new vehicle technology, but even so “it will be necessary to achieve significant additional greenhouse gas reductions from changed land use patterns and improved transportation. Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32.” SB 375 provides that new CEQA provisions be enacted to “encourage developers to submit applications and local governments to make land use decisions that will help the state achieve its goals under AB 32,” and that “current planning models and analytical techniques used for making transportation infrastructure decisions and for air quality planning should be able to assess the effects of policy choices, such as residential development patterns, expanded transit service and accessibility, the walkability of communities, and the use of economic incentives and disincentives.”

On June 30, 2010, CARB staff issued the *Draft Regional Greenhouse Gas Emission Reduction Targets For Automobiles And Light Trucks Pursuant To Senate Bill 375*. With respect to the SANDAG region, within which the project site is located, ARB staff proposed a draft reduction target of 5 to 10 percent for 2020, and a placeholder reduction target of 5 to 19 percent for 2035. The emissions reduction will be measured relative to 2005 levels and as a percent reduction in per

capita emissions associated with passenger vehicles and light trucks. Of note, the proposed reduction targets explicitly exclude emission reductions expected from the AB 1493 and low carbon fuel standard regulations.

SB 375 (codified as the Sustainable Communities and Climate Protection Act of 2008) mandates that metropolitan planning organizations, such as the San Diego Association of Governments (SANDAG), prepare a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) that integrates land use, housing, and transportation planning to create more sustainable, walkable, transit-oriented development. In compliance with AB 32 and SB 375, SANDAG prepared an RTP/SCS and also certified a programmatic EIR. In 2012, the Cleveland National Forest Foundation (CNFF) challenged the EIR.

On November 24, 2014, and after recirculation of the project's Draft EIR, Division One of the Fourth District Court of Appeal issued its decision in *Cleveland National Forest Foundation v. SANDAG*, Case No. D063288. In its decision, the Fourth District affirmed the trial court decision that SANDAG abused its discretion when it certified the EIR for the 2050 RTP/SCS because it did not adequately analyze and mitigate GHG emission levels after year 2020. The 2050 RTP/SCS EIR complied with CARB's AB 32-related GHG reduction target through 2020, but the EIR found that plan-related emissions would substantially increase after 2020 and through 2050. The majority of the Fourth District in the *Cleveland National* decision found SANDAG's EIR deficient because, although the EIR used three significance thresholds authorized by CEQA Guidelines section 15064.4(b), it did not assess the 2050 RTP/SCS's consistency with the 2050 GHG emissions goal identified in EO S-03-05, which the majority construed as "state climate policy." The Fourth District did not require the set aside of SANDAG's 2050 RTP/SCS itself. In March 2015, the California Supreme Court granted SANDAG's petition for review of the Fourth District's decision (Case No. S223603), and the matter currently is pending before the state's highest court. Pursuant to Government Code Section 65080(b)(2)(K), a sustainable communities strategy does not: (i) regulate the use of land; (ii) supersede the land use authority of cities and counties; or (iii) require that a city's or county's land use policies and regulations, including those in a general plan, be consistent with it. Nonetheless, SB 375 makes regional and local planning

agencies responsible for developing those strategies as part of the federally required metropolitan transportation planning process and the state-mandated housing element process.

Subsequent to the court decision, SANDAG has released an update to its Regional Plan (SANDAG 2015), along with a Draft EIR for the updated plan. The Draft EIR is currently in the public review process.

1.4.3 Local Regulations and Standards

The County has adopted its General Plan Update (County of San Diego 2011), which provides smart growth and land use planning principles designed to reduce vehicle miles traveled (VMT) and result in a reduction in GHG emissions. As discussed in the General Plan Update, climate change and GHG reduction policies are addressed in plans and programs in multiple elements of the General Plan. The strategies for reduction of GHG emissions in the General Plan Update are as follows:

- Strategy A-1: Reduce vehicle trips generated, gasoline/energy consumption, and greenhouse gas emissions.
- Strategy A-2: Reduce non-renewable electrical and natural gas energy consumption and generation (energy efficiency).
- Strategy A-3: Increase generation and use of renewable energy sources.
- Strategy A-4: Reduce water consumption.
- Strategy A-5: Reduce and maximize reuse of solid wastes.
- Strategy A-6: Promote carbon dioxide consuming landscapes.
- Strategy A-7: Maximize preservation of open spaces, natural areas, and agricultural lands.

The General Plan Update also includes climate adaptation strategies to deal with potential adverse effects of climate change. The climate adaptation strategies include the following:

- Strategy B-1: Reduce risk from wildfire, flooding, and other hazards resulting from climate change.

- Strategy B-2: Conserve and improve water supply due to shortages from climate change.
- Strategy B-3: Promote agricultural lands for local food production.
- Strategy B-4: Provide education and leadership.

The County has also implemented a number of outreach programs such as the Green Building Program, lawn mower trade-in program, and reduction of solid waste by recycling to reduce air quality impacts as well as GHG emissions.

2.0 POTENTIAL CLIMATE CHANGE IMPACTS TO PROJECT SITE

2.1 Existing Conditions

The site is currently undeveloped and includes disturbed areas and native vegetation, consisting mainly of non-native grassland. Natural vegetation and soils temporarily store carbon as part of the terrestrial carbon cycle. Carbon is assimilated into plants and animals as they grow and then dispersed back into the environment when they die. There are two existing sources of carbon storage at the Project site: natural vegetation and soils. It is difficult to assess net changes in carbon storage associated with the proposed Project, but carbon sequestration rates for native vegetation in the Valley Center region are relatively low in comparison to heavily vegetated areas such as forests. For example, according to the U.S. EPA (<http://www.epa.gov/sequestration/rates.html>), riparian areas are estimated to sequester from 0.1 to 0.3 metric tons of CO₂e per acre per year in comparison to forests, which are estimated to sequester 0.6 to 2.6 metric tons of CO₂e per acre per year. Native vegetation in the Valley Center region, which consists mainly of scrub, would be expected to provide a low level of carbon sequestration. The key issue is the balance between the loss of natural vegetation and future carbon storage associated with landscaping. The situation is further complicated by changes in fire regime. Carbon in natural vegetation is likely to be released into the atmosphere through wildfire every 20 to 150 years. Carbon in landscaped areas will be protected from wildfire. The balance between these factors will influence the long-term carbon budget on the site.

The majority of carbon within the site is stored in the soil. Soil carbon accumulates from inputs of plant and animal matter, roots, and other living components of the soil ecosystem (e.g., bacteria, worms, etc.). Soil carbon is lost through biological respiration, erosion, and other forms of disturbance. Overall, soil carbon moves more slowly through the carbon cycle, and it offers greater potential for long-term carbon storage. Field observations suggest that urban soils can sequester relatively large amounts of carbon. Observations from across the United States suggest that warmer and drier climates (such as southern California) may have slightly higher soil organic matter levels when compared to equivalent areas before development.

Based on the site's current conditions and the absence of development, existing GHG emissions are negligible and assumed to be zero. The loss in carbon sequestration was calculated based on site vegetation studies, and included in the GHG analysis.

2.2 Typical Adverse Effects

The Climate Scenarios Report (CCCC 2006), uses a range of emissions scenarios developed by the IPCC to project a series of potential warming ranges (i.e., temperature increases) that may occur in California during the 21st century. Three warming ranges were identified: Lower warming range (3.0 to 5.5 degrees Fahrenheit (°F)); medium warming range (5.5 to 8.0 °F); and higher warming range (8.0 to 10.5°F). The Climate Scenarios Report then presents an analysis of the future projected climate changes in California under each warming range scenario.

According to the report, substantial temperature increases would result in a variety of impacts to the people, economy, and environment of California. These impacts would result from a projected increase in extreme conditions, with the severity of the impacts depending upon actual future emissions of GHGs and associated warming. These impacts are described below.

Public Health. Higher temperatures are expected to increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to O₃ formation are projected to increase by 25 to 35 percent under the lower warming range and 75 to 85 percent under the medium warming range. In addition, if global background O₃ levels increase as is predicted in some scenarios, it may become impossible to meet local air quality standards. An increase in wildfires could also occur, and the corresponding increase in the release of pollutants including PM_{2.5} could further compromise air quality. The Climate Scenarios Report indicates that large wildfires could become up to 55 percent more frequent if GHG emissions are not significantly reduced.

Potential health effects from global climate change may arise from temperature increases, climate-sensitive diseases, extreme events, and air quality. There may be direct temperature effects through increases in average temperature leading to more extreme heat waves and less extreme cold spells.

Those living in warmer climates are likely to experience more stress and heat-related problems (e.g., heat rash and heat stroke). In addition, climate sensitive diseases (such as malaria, dengue fever, yellow fever, and encephalitis) may increase, such as those spread by mosquitoes and other disease-carrying insects.

Potential public health impacts from climate change would be global in nature rather than site-specific. That being said, because the project site is not located in an area that is subject to climate sensitive diseases (such as the tropics), it is unlikely that risks associated with these diseases would increase substantially. It is too speculative to estimate the potential frequency of heat waves at the project site that would be associated with global climate change.

Water Resources. A vast network of reservoirs and aqueducts capture and transport water throughout the State from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada mountain snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages. In addition, if temperatures continue to rise more precipitation would fall as rain instead of snow, further reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. The State's water resources are also at risk from rising sea levels. An influx of seawater would degrade California's estuaries, wetlands, and groundwater aquifers.

Impacts to water resources could affect the project site through decreased availability of water in southern California overall. Decreased availability could lead to higher prices and water rationing. However, due to the scientific and factual uncertainties regarding the effects of climate change at a regional level, it is too speculative to quantify the effect of this impact.

Agriculture. Increased GHG and associated increases in temperature are expected to cause widespread changes to the agricultural industry, reducing the quantity and quality of agricultural products statewide. Significant reductions in available water supply to support agriculture would also impact production. Crop growth and development will change as will the intensity and frequency of pests and diseases.

This potential effect of climate change would not impact the proposed project because the project does not involve agricultural uses.

Ecosystems/Habitats. Continued global warming will likely shift the ranges of existing invasive plants and weeds, thus alternating competition patterns with native plants. Range expansion is expected in many species while range contractions are less likely in rapidly evolving species with significant populations already established. Continued global warming is also likely to increase the populations of and types of pests. Continued global warming would also affect natural ecosystems and biological habitats throughout the State.

Due to the scientific and factual uncertainties regarding the effects of climate change at a regional and site-specific level, particularly as to sensitive biological resources, it is too speculative to assess the effect of this impact on the project site.

Wildland Fires. Global warming is expected to increase the risk of wildfire and alter the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55 percent, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the State.

The project site generally has a low potential for fire risks due to the type of on-site native vegetation.

Sea Level Rising and Coastal Flooding. Rising sea levels, more intense coastal storms, and warmer water temperatures will increasingly threaten the State's coastal regions. Under the high warming scenario, sea level is anticipated to rise 22 to 35 inches by 2100. A sea level risk of this magnitude would inundate coastal areas with salt water, accelerate coastal erosion, threaten levees and inland water systems, and disrupt wetlands and natural habitats.

Because the site is not located in a coastal area, it is unlikely to be affected by rising sea levels.

2.3 California Climate Adaptation Strategy

As part of its climate change planning process, the California Natural Resources Agency prepared its California Climate Adaptation Strategy (CNRA 2009) to summarize the best known science on climate change impacts in California, with the goal of assessing vulnerability to climate change impacts. According to the ARB, some of the potential California-specific impacts of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. To protect the State's public health and safety, resources, and economy, the California Natural Resources Agency—in coordination with other state agencies—has updated the *2009 California Climate Adaptation Strategy* that is titled, *Safeguarding California: Reducing Climate Risk*. The final *Safeguarding California* plan is dated July 2014, and provides policy guidance for state decision makers relative to climate risks in nine sectors: agriculture; biodiversity and habitat; emergency management; energy; forestry; ocean and coastal ecosystems and resources; public health; transportation; and water. It also identifies policies for reducing GHG emissions and accelerating the transition to a clean-energy economy through reductions in emissions, readiness, and continued research.

The California Climate Adaptation Strategy takes into account the long-term, complex, and uncertain nature of climate change and establishes a proactive foundation for an ongoing adaptation process. The strategy made preliminary recommendations as a first step in addressing responses to impacts of global climate change within the state. Key recommendations include:

1. A Climate Adaptation Advisory Panel (CAAP) will be appointed to assess the greatest risks to California from climate change and recommend strategies to reduce those risks building on California's Climate Adaptation Strategy.
2. Identify necessary changes to California's water management and uses.

3. Consider project alternatives that avoid significant new development in areas that cannot be adequately protected (planning, permitting, development, and building) from flooding, wildfire and erosion due to climate change.
4. All state agencies responsible for the management and regulation of public health, infrastructure or habitat subject to significant climate change should prepare as appropriate agency-specific adaptation plans, guidance, or criteria by September 2010.
5. To the extent required by CEQA Guidelines Section 15126.2, all significant state projects, including infrastructure projects, must consider the potential impacts of locating such projects in areas susceptible to hazards resulting from climate change.
6. The California Emergency Management Agency (Cal EMA) will collaborate with the California Natural Resources Agency, the Climate Action Team, the Energy Commission, and the CAAP to assess California's vulnerability to climate change, identify impacts to state assets, and promote climate adaptation/mitigation awareness through the Hazard Mitigation Web Portal and My Hazards Website as well as other appropriate sites.
7. Using existing research the state should identify key California land and aquatic habitats that could change significantly during this century due to climate change. Based on this identification, the state should develop a plan for expanding existing protected areas or altering land and water management practices to minimize adverse effects from climate change induced phenomena.
8. The best long-term strategy to avoid increased health impacts associated with climate change is to ensure communities are healthy to build resilience to increased spread of disease and temperature increases.
9. Communities with General Plans and Local Coastal Plans should begin, when possible, to amend their plans to assess climate change impacts, identify areas most vulnerable to these impacts, and develop reasonable and rational risk reduction strategies using the CAS as guidance.
10. State fire fighting agencies should begin immediately to include climate change impact information into fire program planning to inform future planning efforts.
11. State agencies should meet projected population growth and increased energy demand with greater energy conservation and an increased use of renewable energy.

12. Existing and planned climate change research can and should be used for state planning and public outreach purposes; new climate change impact research should be broadened and funded.

In 2013, the CNRA prepared an update to its Climate Adaptation Strategy, entitled *Safeguarding California* (CNRA 2014). This plan was formally adopted in July 2014. The update highlights climate risks in nine sectors in California, discusses progress to date, and makes realistic sector-specific recommendations. These nine sectors include the following: 1) Agriculture, 2) Biodiversity and Habitat, 3) Emergency Management, 4) Energy, 5) Forestry, 6) Ocean and Coastal Ecosystems and Resources, 7) Public Health, 8) Transportation, and 9) Water. For these nine areas, common themes were identified during the development of the plan. The update identified several strategies for reducing climate change risk:

- All core functions of government must make the risks Californians face from a changing climate an integral part of their activities
- Provide risk reduction measures for California's most vulnerable populations
- Identify significant and sustainable funding sources for investments that reduce climate risks, human loss, and disaster spending.
- Support continued climate research and data tools to inform policy and risk reduction activities
- Maximize returns on investments by prioritizing projects that produce multiple benefits and promote sustainable stewardship of California's resources
- Prioritize climate risk communication, education, and outreach efforts to build understanding among all Californians
- Promote collaborative and iterative processes for crafting and refining climate risk management strategies.

3.0 CLIMATE CHANGE SIGNIFICANCE CRITERIA

According to Appendix G of the CEQA Guidelines, the following criteria are considered to establish a significance threshold for GCC impacts:

Would the project:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Neither the State of California nor the SDAPCD has adopted emission-based thresholds for GHG emissions from the land use development sector under CEQA. Therefore, the significance criteria for global climate change used in this analysis are based on Appendix G of the CEQA Guidelines. The first criterion requires evaluation of whether the Project's GHG emissions would significantly impact the environment either directly or indirectly, while the second criterion requires evaluation of the Project's potential to conflict with any applicable plans, policies or regulations adopted to reduce GHG emissions.

4.0 GREENHOUSE GAS INVENTORY

GHG emissions associated with the proposed Project were estimated separately for six categories of emissions: (1) construction; (2) area sources; (3) energy use, including electricity and natural gas usage; (4) water consumption; (5) solid waste handling; and (6) transportation. The emissions were calculated using the CalEEMod Model (ENVIRON 2013).

The complete emissions inventory is summarized below and included in Appendix A.

4.1 Existing Greenhouse Gas Emissions

As discussed in Section 2.1, the site is currently undeveloped and existing site GHG emissions are negligible. The site is mainly disturbed area, with some scrub vegetation on site. To evaluate the loss in carbon sequestration attributable to removal of the scrub, it was assumed that 50% of the existing site is occupied by scrub vegetation and 50% is disturbed area. The loss in carbon sequestration is estimated to be 57 metric tons of CO₂e. Amortized over 30 years, the annualized loss in carbon sequestration is estimated to be 2 metric tons of CO₂e annually.

4.2 Construction Greenhouse Gas Emissions

Construction GHG emissions include emissions from heavy construction equipment, truck traffic, and worker trips. Emissions were calculated using the CalEEMod Model, based on the anticipated construction schedule to full buildout. The total construction emissions were estimated to be 981 metric tons of CO₂e. The County Department of Planning and Development Service (PDS) follows recommendations by the SCAQMD for purposes of evaluating construction-related GHGs under CEQA (SCAQMD 2008). Specifically, the SCAQMD recommends that the emissions be amortized over 30 years and added to operational emissions, as appropriate. Amortized over 30 years, construction would contribute 33 metric tons per year of CO₂e emissions. These emissions were added to the operational GHG emissions to evaluate their significance.

4.3 Operational Greenhouse Gas Emissions

Operational GHG emissions were calculated using the CalEEMod Model, Version 2016.3.1, with adjustments to account for site-specific conditions.

Area Source Emissions. The CalEEMod Model calculates emissions associated with area sources, including landscaping equipment and hearth (fireplace) use. For this analysis, it was assumed that non of the assisted living units or retirement community units would be equipped with a fireplace.

Energy Use Emissions. Energy use generates GHG through emissions from power plants that generate electricity as well as emissions from natural gas usage at the facility itself.

The CalEEMod model includes energy intensity factors for utilities that are based on emission factors for electricity are based on Power Utility Protocol reports submitted to the California Climate Action Registry (CCAR) with the year 2009 emissions reported in the CalEEMod Model. Based on the SDG&E Provisional Closing Report (SDG&E 2012), SDG&E obtained 10.2% of its electricity from renewable sources in 2009. SDG&E would therefore be required to obtain an additional 22.8% of its electricity from renewable sources to meet the 33% RPS by 2020. As mandated by SB 350, SDG&E would ultimately be required to meet a 50% RPS by 2030.

Buildings would meet the energy efficiency requirements of Title 24 as of 2016. For multi-family residential dwellings, implementation of Title 24 as of 2016 results in a decrease of 15.2% in electricity use over Title 24 as of 2013, and a 30.7% decrease in natural gas use over Title 24 as of 2016 (CEC 2015).

It was also assumed that the residences would be equipped with EnergyStar appliances. The reductions for EnergyStar appliances was accounted for within the CalEEMod model under Energy Mitigation. The reductions for EnergyStar appliances was accounted for within the CalEEMod model under Energy Mitigation.

In addition, the project is proposing to provide 28% of its electricity through the installation of rooftop solar photovoltaic panels. An analysis of the electricity production as a percentage of usage is provided in Appendix B.

Water. Water use and energy use are often closely linked. The provision of potable water to commercial users consumes large amounts of energy associated with five stages: source and conveyance, treatment, distribution, end use, and wastewater treatment. GHG emissions from water use were calculated based on the CalEEMod model, assuming that low-flow fixtures would be used, and that water-efficient irrigation systems would be employed that would reduce outdoor water use by 6.1% (CalEEMod default mitigation measure).

Solid Waste. The disposal of solid waste produces GHG emissions from anaerobic decomposition in landfills, incineration, transportation of waste, and disposal. Solid waste generation rates were estimated from CalEEMod Model, and GHG emissions from solid waste management were estimated using the model, assuming landfilling of solid waste with flaring.

AB 341 sets forth a legislative declaration that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020. For conservative purposes, it was assumed that the project would reduce its solid waste generation by 20%.

Transportation. Several regulatory initiatives have been passed to reduce emissions from on-road vehicles, as discussed in Section 1.3. The default emission factors within the CalEEMod Model, Version 2016.3.1, account for the Advanced Clean Cars program, and the Pavley I standards. The ARB did not account for the LCFS in the EMFAC2014 model because they indicated that it would result in emission reductions upstream.

To calculate emissions associated with vehicle trips generated by the proposed Project, trip generation rates of 2.5 trips per assisted living unit and 4 trips per retirement community units were used (LOS Engineering, Inc.).

The CalEEMod model identifies three types of trips associated with dwelling units: Home-Work trips (41.6% of total trips); Home-Shopping trips (18.8% of total trips); and Home-Other trips (39.6% of total trips). SANDAG previously identified an average trip length of 5.8 miles within the region; this trip length was considered to be representative of the project because of the proximity of the project to shopping opportunities. Rancho San Diego Village is located approximately 0.7 miles from the site; Rancho San Diego Towne Center is located approximately 0.9 miles from the site. While assisted living and retirement communities do not generate Home-Work trips from residents, it was assumed that the Home-Work trips would cover trips by visitors and by employees of the facility. Home-Other trips were assumed to cover trips for recreational purposes and medical purposes. These trip lengths were based on default urban trip lengths within the CalEEMod Model. To calculate vehicle miles traveled for Home-Shopping trips, due to the proximity of shopping to the project site (the Rancho San Diego Village and the Rancho San Diego Town Center shopping centers) within 1 mile of the site, for conservative purposes, an average trip length of 5.8 miles was used for Home-Shopping trips.

5.0 SUMMARY OF PROJECT DESIGN FEATURES AND IMPACTS

5.1 Project Greenhouse Gas Emissions

The following is a summary of the specific project design features (PDFs) that would be implemented by the proposed Project, all of which are designed to reduce GHG emissions. Table 4 presents the project design features that reduce GHG emissions.

Table 4 Proposed Project Design Features to Reduce GHG Emissions			
Strategy to Reduce GHG Emissions	Description	Emission Reduction	Basis for Emission Reduction
Energy Efficiency			
Energy Efficiency	Indoor residential appliances will carry the Environmental Protection Agency's (EPA) ENERGYSTAR® certification, as applicable and feasible.	Accounted for in CalEEMod Model.	CAPCOA White Paper, Appendix B
Alternative Energy	The project will utilize solar panels to provide 28% of the electricity required.	28% of electricity emissions	Based on architectural analysis (Appendix B)
Water Conservation			
Low-Flow Fixtures	Indoor plumbing would include low-flow fixtures.	CalEEMod Reductions	CalEEMod Model
Outdoor water conservation	Outdoor irrigation will be water-efficient	6.1% for outdoor uses	CalEEMod Model
Building and Site Design			
California 2013 Title 24 Building Energy Efficiency Standards	Residential buildings would be designed to meet the California 2013 Title 24 Building Energy Efficiency Standards. The GHG emission reduction benefits of this PDF have been quantitatively incorporated into the Project's GHG inventory by reducing Title 24 electricity use by 23.3% and Title 24 natural gas use by 3.8%.	Reduction from Title 24 as of 2008	CEC 2013
Solid Waste Diversion	The project would include solid waste diversion practices.	20% reduction in solid waste generation from CalEEMod defaults	Conservative assumption

The results of the 2020 GHG inventory for emissions with implementation of GHG reduction measures are presented in Table 5. As shown in Table 5, in 2020, the Project would emit about 1,373 metric tonnes of CO₂e considering GHG reductions and project design features.

Table 5 SUMMARY OF PROPOSED PROJECT'S ESTIMATED GREENHOUSE GAS EMISSIONS WITH GHG REDUCTION MEASURES				
Emission Source	Annual Emissions (Metric tons/year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Operational Emissions				
Area Sources	2.79	0.0027	0.0000	2.85
Electricity Use	255	0.0103	0.0021	256
Natural Gas Use	109	0.0021	0.0020	110
Water Consumption	69	0.3966	0.0089	81
Solid Waste Handling	28	1.6626	0.0000	70
Vehicles	817	0.0446	0.0000	818
Amortized Construction	33	0.0000	0.0000	33
Amortized Land Use Change	2	0.0000	0.0000	2
Total	1,316	2.1189	0.0130	1,373
Global Warming Potential Factor	1	25	298	
CO ₂ Equivalent Emissions	1,316	53	4	1,373
TOTAL CO₂ Equivalent Emissions	1,373			

To fully mitigate the impact of the GHG emissions, the project will provide carbon offsets. The carbon offsets will be provided over a 30-year period to reduce emissions of GHGs to net zero emissions.

To calculate the total offset requirement, the CalEEMod model was run for the 30-year lifetime of the project. The following measures were included in the analysis for the offset requirement:

- SDG&E would meet the 33% RPS in 2020, and would meet the 50% RPS in 2030. The amount of renewable energy was assumed to increase linearly from 2020 to 2030. No additional reductions were assumed beyond 2030.
- The emissions from vehicles would decrease based on emission factors within the CalEEMod Model from the ARB's EMFAC2014 model.

No other measures were included in the model, as no other measures are mandated at this time. Table 6 provides the results of the operational GHG analysis for the years 2020 through 2049 (the 30-year lifetime of the project).

Table 6	
Total Operational GHG Emissions – 2020 through 2049	
Year	CO2e Emissions, MT/yr
2020	1266
2021	1237
2022	1207
2023	1174
2024	1144
2025	1115
2026	1089
2027	1066
2028	1045
2029	1026
2030	1008
2031	999
2032	991
2033	984
2034	978
2035 ^a	974
2040 ^a	963
2045 ^a	963
Total, 30-year Period	30,843

^aThe CalEEMod model does not calculate individual years between 2035 and 2050. Therefore, for conservative purposes, it was assumed that 2035 emissions represented emissions for the years 2035 through 2039; 2040 represented emissions for the years 2040 through 2044; and 2045 represented emissions for the years 2045 through 2049.

To fully offset construction and operational emissions, Mitigation Measures GHG-1 and GHG-2 are proposed:

Mitigation Measure GHG-1 The project applicant shall purchase and retire carbon offsets in a quantity sufficient to offset 100 percent of the project’s construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.

First, “carbon offset” shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the State’s cap-and-trade program, or (iii) if no registry is in existence as identified in options (i) and (ii), above, then any other reputable registry or entity that issues carbon offsets.

Second, any carbon offset utilized to reduce the project’s GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise required” (CEQA Guidelines section 15126.4(c)(3)).

Third, “project applicant” shall mean Skyline Retirement Center or its designee.

Fourth, as to construction and vegetation removal GHG emissions, prior to the County’s issuance of the project’s first grading permit, the project applicant shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions generated by the project, which total 1,038 MT CO₂E.

Fifth, the purchased carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Cal. Health & Saf. Code section 38562(d)(1)).

Sixth, the County of San Diego Planning & Development Services Department will consider, to the satisfaction of the Development Services Director, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site

reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market.

Mitigation Measure GHG-2. As to operational GHG emissions, prior to the County's issuance of building permits for each implementing Site Plan ("D" Designator), the project applicant shall purchase and retire carbon offsets for the incremental portion of the project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.

First, "carbon offset" shall have the same meaning as set forth in M-GHG-1.

Second, any carbon offset utilized to reduce the project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines section 15126.4(c)(3)).

Third, "project applicant" shall have the same meaning as set forth in M-GHG-1.

Fourth, as to operational emissions, prior to the County's issuance of building permits for the project, the project applicant shall provide evidence to the satisfaction of the Director of PDS that it has purchased and retired carbon offsets for the project in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project

life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008).

Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Cal. Health & Saf. Code section 38562(d)(1)).

Sixth, the amount of carbon offsets required for the project shall be based on the operational GHG emissions as identified in this Greenhouse Gas Emissions Report. The total amount of operational GHG emissions, based on a 30-year project life time frame, is 30,843 metric tons of CO₂e.

Seventh, the County of San Diego Planning & Development Services Department will consider, to the satisfaction of the Development Services Director, the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market.

Based on the analysis, the project would provide 31,881 metric tons of carbon offsets to fully offset its impacts. The offsets would be provided as discussed in Mitigation Measures GHG-1 and GHG-2. The project would therefore have no GHG impact.

5.2 Consistency with Applicable Plans

With respect to the second significance criterion, the proposed Project will be consistent with applicable plans, policies, and regulations discussed in Section 1.3, including:

- ARB Scoping Plan – to the extent required by law, the proposed Project will comply with all applicable regulations adopted by the ARB and other regulatory agencies to implement the Scoping Plan pursuant to AB 32.
- Executive Order S-3-05 – the proposed Project, through implementation of project design features and compliance with vehicle standards, will enable achievement of the statewide goal of reducing GHG emissions to 1990 levels by 2020.
- Executive Order S-21-09 – the proposed Project will purchase power from San Diego Gas and Electric, which is developing its renewable portfolio standard in accordance with state mandates.
- California Code of Regulations Title 24 – the proposed Project will comply with the then-applicable Title 24 standards, thereby demonstrating a commitment to the energy efficient design, construction and operation of residential and non-residential structures.
- State Vehicle Standards – vehicles operating within the proposed Project will meet Pavley and LCFS standards to the extent required by law.
- Senate Bill 375 – the proposed Project is part of a master-planned community that provides a mix of uses serving the community, consistent with the general objectives of SB 375.
- County General Plan Policies: Policy COS-14.1 (Land Use Development), Policy COS-15.1 (Design and Construction of New Buildings), COS-15.4 (Title 24 Energy Standards), and COS-19.1 (Sustainable Water Supply – Sustainable Development Practices).

The project will be consistent with the County's General Plan policies that are designed to reduce GHG emissions through implementation of the measures identified above. The project would therefore not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The proposed project would therefore be consistent with the goals of AB 32 and the County's requirements, and would not result in a significant impact on GCC.

6.0 CONCLUSIONS

Emissions of GHGs would be fully offset through the purchase of carbon credits. The project would therefore result in no net increase in GHG emissions from construction and operations. Accordingly, the project would not result in a significant impact from GHG emissions.

The proposed Project is consistent with the applicable plans, policies, and regulations adopted for regulation of GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The proposed Project would therefore not result in any direct impacts to the global climate, and cumulative impacts would be less than significant.

7.0 REFERENCES

- Association of Environmental Professionals. 2007. *Recommendations by the Association of Environmental Professionals (AEP) on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents*. June.
- California Air Pollution Control Officers Association. 2008. *CEQA and Climate Change – Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. January.
- California Air Resources Board. 2008. *Climate Change Scoping Plan*. December
- California Air Resources Board. 2010. *Greenhouse Gas Inventory – 2020 Forecast*. <http://www.arb.ca.gov/cc/inventory/data/forecast.htm>.
- California Air Resources Board. 2011. *Supplement to the Climate Change Scoping Plan Functional Equivalent Document*. December
- California Air Resources Board. 2014. *First Update to the Climate Change Scoping Plan*.
- California Air Resources Board. 2017. *California Greenhouse Gas Emissions Inventory – 2017 Edition*. <https://www.arb.ca.gov/cc/inventory/data/data.htm>.
- California Climate Action Registry General Reporting Protocol, Version 3.1. 2009. January.
- California Climate Change Center (CCCC). 2006. *Our Changing Climate, Assessing the Risks to California: A Summary Report from the California Climate Change Center*. July.
- California Coastal Commission (CCC). 2006. *Discussion Draft – Global Warming and the California Coastal Commission*. December 12.
- California Department of Water Resources. 2006. *Progress on Incorporating Climate Change into Management of California’s Water Resources*. July.
- California Energy Commission. 2015. *Impact Analysis: 2016 Update to the California Energy Efficiency Standards for Residential and Non-Residential Buildings*. June 3.
- County of San Diego. 2010. *General Plan Update*. http://www.sdcountry.ca.gov/dplu/gpupdate/bos_oct2010.html.
- LOS Engineering. 2015. *Skyline Retirement Center Draft Traffic Impact Assessment*.
- South Coast Air Quality Management District. 2008. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*. December 5.

- South Coast Air Quality Management District. 2010. *Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15*. September 28.
- South Coast Air Quality Management District. 2016. CalEEMod Model, Version 2016.3.1.
- United Nations Framework Convention on Climate Change. 2006. *Greenhouse Gas Emissions Data, Predefined Queries, Annex I Parties – GHG total without LULUCF (land-use, land-use change and forestry)*. http://unfccc.int/ghg_emissions_data/predefined_queries/items/3841.php.
- U.S. EPA. 2006. *The U.S. Inventory of Greenhouse Gas Emissions and Sinks: Fast Facts*. www.epa.gov/climatechange/emissions/downloads06/06FastFacts.pdf.
- University of San Diego. 2008. *San Diego County Greenhouse Gas Inventory*. September.

8.0 LIST OF PREPARERS, PERSONS AND ORGANIZATIONS CONTACTED

Preparer:

Valorie L. Thompson, Ph.D.
Scientific Resources Associated
1328 Kaimalino Lane
San Diego, CA 92109
(858) 488-2987

Contacts:

County of San Diego
Department of Planning and Development Services
5510 Overland Avenue
San Diego, CA 92123

Appendix A

Greenhouse Gas Emission Calculations

Skyline Retirement Center

Annual GHG Emissions, MT/Yr	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2040	2045
Area Sources	2.86	2.86	2.86	2.86	2.86	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Electricity Use (unmitigated)	255.72	250.09	244.46	238.82	233.2	227.57	221.93	216.3	210.67	205.04	199.41	199.41	199.41	199.41	199.41	199.41	199.41	199.41
Natural Gas Use	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84
Water Use	81.49	80.06	78.63	77.2	75.77	74.33	72.9	71.47	70.04	69.61	67.17	67.17	67.17	67.17	67.17	67.17	67.17	67.17
Solid Waste	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7
Vehicles	818.05	794.44	769.95	742.82	718.35	694.37	674.06	656.09	640.43	625.91	615.28	605.6	597.47	590.71	585.12	580.65	570.27	570.27
Amortized Construction	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
Amortized Land Use Change	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	1372.66	1341.99	1310.44	1276.24	1244.72	1213.66	1186.28	1161.25	1138.53	1117.95	1099.25	1089.57	1081.44	1074.68	1069.09	1064.62	1054.24	1054.24

With 28% Solar Electricity, MT/yr	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2040	2045
Area Sources	2.86	2.86	2.86	2.86	2.86	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Electricity Use (unmitigated)	184.1184	180.0648	176.0112	171.9504	167.904	163.8504	159.7896	155.736	151.6824	147.6288	143.5752	143.5752	143.5752	143.5752	143.5752	143.5752	143.5752	143.5752
Natural Gas Use	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84	109.84
Water Use	81.49	80.06	78.63	77.2	75.77	74.33	72.9	71.47	70.04	69.61	67.17	67.17	67.17	67.17	67.17	67.17	67.17	67.17
Solid Waste	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7	69.7
Vehicles	818.05	794.44	769.95	742.82	718.35	694.37	674.06	656.09	640.43	625.91	615.28	605.6	597.47	590.71	585.12	580.65	570.27	570.27
Amortized Construction	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
Amortized Land Use Change	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	1301.058	1271.965	1241.991	1209.37	1179.424	1149.94	1124.14	1100.686	1079.542	1060.539	1043.415	1033.735	1025.605	1018.845	1013.255	1008.785	998.4052	998.4052

Total Offsets Required: 31881.49
Based on sum of emissions from 2020 to 2035, plus 4X 2035 emissions (2036 - 2039), 5X 2040 emissions (2040 - 2044), 5X 2045 emissions (2045 - 2049)

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	556.21828	CH4 Intensity (lb/MW hr)	0.022388	N2O Intensity (lb/MW hr)	0.004632

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic analysis; Shopping Trips Lower

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00

tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022388
tblProjectCharacteristics	CO2IntensityFactor	720.49	556.21828
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004632
tblProjectCharacteristics	OperationalYear	2018	2020
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2018	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3216	0.0200	1.7284	9.0000e-005		9.5000e-003	9.5000e-003		9.5000e-003	9.5000e-003	0.0000	2.8139	2.8139	2.7400e-003	0.0000	2.8825
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	366.3655	366.3655	0.0124	4.1400e-003	367.9114
Mobile	0.2302	1.0263	2.7404	8.8700e-003	0.7371	8.9400e-003	0.7460	0.1974	8.3900e-003	0.2058	0.0000	816.9332	816.9332	0.0446	0.0000	818.0493
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	76.3687	81.1643	0.4956	0.0123	97.2101
Total	1.5628	1.1406	4.5088	9.5600e-003	0.7371	0.0261	0.7631	0.1974	0.0255	0.2229	39.9617	1,262.4813	1,302.4430	2.6337	0.0164	1,373.1758

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3209	0.0199	1.7159	9.0000e-005		9.4300e-003	9.4300e-003		9.4300e-003	9.4300e-003	0.0000	2.7885	2.7885	2.7000e-003	0.0000	2.8562
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	364.0250	364.0250	0.0124	4.1200e-003	365.5627
Mobile	0.2302	1.0263	2.7404	8.8700e-003	0.7371	8.9400e-003	0.7460	0.1974	8.3900e-003	0.2058	0.0000	816.9332	816.9332	0.0446	0.0000	818.0493
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	64.8079	68.6443	0.3967	9.8400e-003	81.4939
Total	1.5621	1.1405	4.4964	9.5600e-003	0.7371	0.0260	0.7631	0.1974	0.0254	0.2228	31.9693	1,248.5545	1,280.5239	2.1190	0.0140	1,337.6601

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.05	0.01	0.28	0.00	0.00	0.27	0.01	0.00	0.27	0.03	20.00	1.10	1.68	19.54	14.93	2.59

2.3 Vegetation

Vegetation

	CO2e
Category	MT
Vegetation Land Change	-57.2000
Total	-57.2000

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	2/1/2018	1/31/2018	5	0	
2	Building Construction	Building Construction	2/1/2018	1/31/2018	5	0	
3	Demolition	Demolition	2/1/2018	1/31/2018	5	0	
4	Grading	Grading	2/1/2018	1/31/2018	5	0	
5	Paving	Paving	2/1/2018	1/31/2018	5	0	
6	Site Preparation	Site Preparation	2/1/2018	1/31/2018	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 469,800; Residential Outdoor: 156,600; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

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

Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	25.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	7	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Architectural Coating - 2018

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Building Construction - 2018

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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					

[illegible]

Mitigated Construction Off-Site

[illegible]

3.4 Demolition - 2018

Unmitigated Construction On-Site

[illegible]

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.6 Paving - 2018

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Paving	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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					

[illegible]

Mitigated Construction Off-Site

[illegible]

3.7 Site Preparation - 2018

Unmitigated Construction On-Site

[illegible]

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2302	1.0263	2.7404	8.8700e-003	0.7371	8.9400e-003	0.7460	0.1974	8.3900e-003	0.2058	0.0000	816.9332	816.9332	0.0446	0.0000	818.0493
Unmitigated	0.2302	1.0263	2.7404	8.8700e-003	0.7371	8.9400e-003	0.7460	0.1974	8.3900e-003	0.2058	0.0000	816.9332	816.9332	0.0446	0.0000	818.0493

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	367.50	367.50	367.50	1,015,845	1,015,845
Retirement Community	340.00	340.00	340.00	939,829	939,829
Total	707.50	707.50	707.50	1,955,674	1,955,674

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-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	10.80	5.80	7.50	41.60	18.80	39.60	86	11	3
Retirement Community	10.80	5.80	7.50	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271
Retirement Community	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	254.8324	254.8324	0.0103	2.1200e-003	255.7212
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	257.1729	257.1729	0.0104	2.1400e-003	258.0699
NaturalGas Mitigated	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	109.1926	109.1926	2.0900e-003	2.0000e-003	109.8415
NaturalGas Unmitigated	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	109.1926	109.1926	2.0900e-003	2.0000e-003	109.8415

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					
Congregate Care (Assisted Living)	1.09202e+006	5.8900e-003	0.0503	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.2746	58.2746	1.1200e-003	1.0700e-003	58.6209
Retirement Community	954168	5.1500e-003	0.0440	0.0187	2.8000e-004		3.5500e-003	3.5500e-003		3.5500e-003	3.5500e-003	0.0000	50.9180	50.9180	9.8000e-004	9.3000e-004	51.2206
Total		0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	109.1926	109.1926	2.1000e-003	2.0000e-003	109.8415

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					
Congregate Care (Assisted Living)	1.09202e+006	5.8900e-003	0.0503	0.0214	3.2000e-004		4.0700e-003	4.0700e-003		4.0700e-003	4.0700e-003	0.0000	58.2746	58.2746	1.1200e-003	1.0700e-003	58.6209
Retirement Community	954168	5.1500e-003	0.0440	0.0187	2.8000e-004		3.5500e-003	3.5500e-003		3.5500e-003	3.5500e-003	0.0000	50.9180	50.9180	9.8000e-004	9.3000e-004	51.2206
Total		0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	109.1926	109.1926	2.1000e-003	2.0000e-003	109.8415

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	621501	156.8025	6.3100e-003	1.3100e-003	157.3494

Retirement Community	397827	100.3704	4.0400e-003	8.4000e-004	100.7204
Total		257.1729	0.0104	2.1500e-003	258.0699

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	621501	156.8025	6.3100e-003	1.3100e-003	157.3494
Retirement Community	388550	98.0298	3.9500e-003	8.2000e-004	98.3718
Total		254.8324	0.0103	2.1300e-003	255.7212

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Electric Lawnmower
- Use Electric Leafblower
- Use Electric Chainsaw

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.3209	0.0199	1.7159	9.0000e-005		9.4300e-003	9.4300e-003		9.4300e-003	9.4300e-003	0.0000	2.7885	2.7885	2.7000e-003	0.0000	2.8562

Unmitigated	1.3216	0.0200	1.7284	9.0000e-005		9.5000e-003	9.5000e-003		9.5000e-003	9.5000e-003	0.0000	2.8139	2.8139	2.7400e-003	0.0000	2.8825
-------------	--------	--------	--------	-------------	--	-------------	-------------	--	-------------	-------------	--------	--------	--------	-------------	--------	--------

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	0.3629					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9061					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	0.0526	0.0200	1.7284	9.0000e-005		9.5000e-003	9.5000e-003		9.5000e-003	9.5000e-003	0.0000	2.8139	2.8139	2.7400e-003	0.0000	2.8825
Total	1.3216	0.0200	1.7284	9.0000e-005		9.5000e-003	9.5000e-003		9.5000e-003	9.5000e-003	0.0000	2.8139	2.8139	2.7400e-003	0.0000	2.8825

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	0.3629					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9061					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	0.0519	0.0199	1.7159	9.0000e-005		9.4300e-003	9.4300e-003		9.4300e-003	9.4300e-003	0.0000	2.7885	2.7885	2.7000e-003	0.0000	2.8562

Total	1.3209	0.0199	1.7159	9.0000e-005		9.4300e-003	9.4300e-003		9.4300e-003	9.4300e-003	0.0000	2.7885	2.7885	2.7000e-003	0.0000	2.8562
-------	--------	--------	--------	-------------	--	-------------	-------------	--	-------------	-------------	--------	--------	--------	-------------	--------	--------

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	68.6443	0.3967	9.8400e-003	81.4939
Unmitigated	81.1643	0.4956	0.0123	97.2101

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	9.57764 / 6.03808	51.4274	0.3140	7.7700e-003	61.5943

Retirement Community	5.53809 / 3.49141	29.7369	0.1816	4.4900e-003	35.6158
Total		81.1643	0.4956	0.0123	97.2101

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	7.66211 / 5.66976	43.4944	0.2513	6.2400e-003	51.6362
Retirement Community	4.43047 / 3.27843	25.1498	0.1453	3.6100e-003	29.8577
Total		68.6443	0.3966	9.8500e-003	81.4939

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	28.1329	1.6626	0.0000	69.6981
Unmitigated	35.1662	2.0783	0.0000	87.1227

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	134.14	27.2292	1.6092	0.0000	67.4592
Retirement Community	39.1	7.9370	0.4691	0.0000	19.6635
Total		35.1662	2.0783	0.0000	87.1227

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	107.312	21.7834	1.2874	0.0000	53.9674
Retirement Community	31.28	6.3496	0.3753	0.0000	15.7308
Total		28.1329	1.6626	0.0000	69.6981

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

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	-57.2000	0.0000	0.0000	-57.2000

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Others	4 / 0	0.0000	0.0000	0.0000	0.0000

Scrub	4 / 0	-57.2000	0.0000	0.0000	-57.2000
Total		-57.2000	0.0000	0.0000	-57.2000

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2021
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	543.96995	CH4 Intensity (lb/MW hr)	0.021895	N2O Intensity (lb/MW hr)	0.00453

1.3 User Entered Comments & Non-Default Data

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00

tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.021895
tblProjectCharacteristics	CO2IntensityFactor	720.49	543.96995
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.00453
tblProjectCharacteristics	OperationalYear	2018	2021
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3213	0.0199	1.7264	9.0000e-005		9.5200e-003	9.5200e-003		9.5200e-003	9.5200e-003	0.0000	2.8139	2.8139	2.7300e-003	0.0000	2.8821
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	360.7024	360.7024	0.0122	4.1000e-003	362.2285
Mobile	0.2131	0.9433	2.5533	8.6100e-003	0.7370	7.3300e-003	0.7444	0.1974	6.8600e-003	0.2042	0.0000	793.3856	793.3856	0.0423	0.0000	794.4430
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	74.6870	79.4826	0.4956	0.0123	95.5225
Total	1.5454	1.0575	4.3198	9.3000e-003	0.7370	0.0245	0.7615	0.1974	0.0240	0.2214	39.9617	1,231.5889	1,271.5506	2.6311	0.0164	1,342.1987

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3206	0.0198	1.7139	9.0000e-005		9.4400e-003	9.4400e-003		9.4400e-003	9.4400e-003	0.0000	2.7885	2.7885	2.6900e-003	0.0000	2.8557
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	358.4134	358.4134	0.0121	4.0800e-003	359.9315
Mobile	0.2131	0.9433	2.5533	8.6100e-003	0.7370	7.3300e-003	0.7444	0.1974	6.8600e-003	0.2042	0.0000	793.3856	793.3856	0.0423	0.0000	794.4430
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	63.3807	67.2172	0.3966	9.8300e-003	80.0618
Total	1.5446	1.0574	4.3073	9.3000e-003	0.7370	0.0244	0.7614	0.1974	0.0239	0.2213	31.9693	1,217.9683	1,249.9376	2.1163	0.0139	1,306.9902

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2022
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWahr)	531.72162	CH4 Intensity (lb/MWahr)	0.021402	N2O Intensity (lb/MWahr)	0.004428

1.3 User Entered Comments & Non-Default Data

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00

tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.021402
tblProjectCharacteristics	CO2IntensityFactor	720.49	531.72162
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004428
tblProjectCharacteristics	OperationalYear	2018	2022
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3211	0.0199	1.7245	9.0000e-005		9.5300e-003	9.5300e-003		9.5300e-003	9.5300e-003	0.0000	2.8139	2.8139	2.7100e-003	0.0000	2.8818
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	355.0392	355.0392	0.0120	4.0500e-003	356.5456
Mobile	0.1990	0.8859	2.3770	8.3300e-003	0.7370	6.9800e-003	0.7440	0.1974	6.5100e-003	0.2039	0.0000	768.9517	768.9517	0.0401	0.0000	769.9540
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	73.0053	77.8009	0.4955	0.0122	93.8349
Total	1.5311	1.0000	4.1416	9.0200e-003	0.7370	0.0241	0.7611	0.1974	0.0237	0.2210	39.9617	1,199.8102	1,239.7719	2.6285	0.0163	1,310.3389

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7121	9.0000e-005		9.4600e-003	9.4600e-003		9.4600e-003	9.4600e-003	0.0000	2.7885	2.7885	2.6800e-003	0.0000	2.8554
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	352.8018	352.8018	0.0119	4.0300e-003	354.3003
Mobile	0.1990	0.8859	2.3770	8.3300e-003	0.7370	6.9800e-003	0.7440	0.1974	6.5100e-003	0.2039	0.0000	768.9517	768.9517	0.0401	0.0000	769.9540
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	61.9536	65.7900	0.3965	9.8200e-003	78.6297
Total	1.5303	0.9999	4.1292	9.0200e-003	0.7370	0.0241	0.7611	0.1974	0.0236	0.2210	31.9693	1,186.4957	1,218.4650	2.1138	0.0139	1,275.4375

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	519.47329	CH4 Intensity (lb/MW hr)	0.020909	N2O Intensity (lb/MW hr)	0.004326

1.3 User Entered Comments & Non-Default Data

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00

tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.020909
tblProjectCharacteristics	CO2IntensityFactor	720.49	519.47329
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004326
tblProjectCharacteristics	OperationalYear	2018	2023
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3209	0.0199	1.7230	9.0000e-005		9.5400e-003	9.5400e-003		9.5400e-003	9.5400e-003	0.0000	2.8139	2.8139	2.7100e-003	0.0000	2.8815
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	349.3761	349.3761	0.0118	4.0000e-003	350.8627
Mobile	0.1840	0.7355	2.2217	8.0300e-003	0.7370	6.2200e-003	0.7432	0.1973	5.7900e-003	0.2031	0.0000	741.8904	741.8904	0.0373	0.0000	742.8238
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	71.3237	76.1192	0.4954	0.0122	92.1474
Total	1.5159	0.8496	3.9848	8.7200e-003	0.7370	0.0234	0.7603	0.1973	0.0230	0.2203	39.9617	1,165.4040	1,205.3657	2.6255	0.0162	1,275.8381

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3202	0.0197	1.7106	9.0000e-005		9.4600e-003	9.4600e-003		9.4600e-003	9.4600e-003	0.0000	2.7885	2.7885	2.6700e-003	0.0000	2.8552
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	347.1902	347.1902	0.0117	3.9800e-003	348.6692
Mobile	0.1840	0.7355	2.2217	8.0300e-003	0.7370	6.2200e-003	0.7432	0.1973	5.7900e-003	0.2031	0.0000	741.8904	741.8904	0.0373	0.0000	742.8238
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	60.5265	64.3629	0.3965	9.8100e-003	77.1976
Total	1.5152	0.8495	3.9724	8.7200e-003	0.7370	0.0233	0.7603	0.1973	0.0229	0.2202	31.9693	1,152.3956	1,184.3650	2.1108	0.0138	1,241.2439

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

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)	507.22496	CH4 Intensity (lb/MWhr)	0.020416	N2O Intensity (lb/MWhr)	0.004224

1.3 User Entered Comments & Non-Default Data

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00

tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.020416
tblProjectCharacteristics	CO2IntensityFactor	720.49	507.22496
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004224
tblProjectCharacteristics	OperationalYear	2018	2024
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3208	0.0198	1.7219	9.0000e-005		9.5400e-003	9.5400e-003		9.5400e-003	9.5400e-003	0.0000	2.8139	2.8139	2.7000e-003	0.0000	2.8814
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	343.7130	343.7130	0.0115	3.9500e-003	345.1798
Mobile	0.1738	0.7062	2.0937	7.7600e-003	0.7369	6.0400e-003	0.7429	0.1973	5.6200e-003	0.2029	0.0000	717.4584	717.4584	0.0356	0.0000	718.3492
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	69.6420	74.4375	0.4954	0.0122	90.4598
Total	1.5056	0.8203	3.8557	8.4500e-003	0.7369	0.0232	0.7601	0.1973	0.0228	0.2201	39.9617	1,133.6272	1,173.5888	2.6235	0.0162	1,243.9928

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3200	0.0197	1.7095	9.0000e-005		9.4700e-003	9.4700e-003		9.4700e-003	9.4700e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8551
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	341.5786	341.5786	0.0115	3.9400e-003	343.0380
Mobile	0.1738	0.7062	2.0937	7.7600e-003	0.7369	6.0400e-003	0.7429	0.1973	5.6200e-003	0.2029	0.0000	717.4584	717.4584	0.0356	0.0000	718.3492
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	59.0994	62.9358	0.3964	9.8000e-003	75.7655
Total	1.5049	0.8202	3.8433	8.4500e-003	0.7369	0.0231	0.7600	0.1973	0.0227	0.2200	31.9693	1,120.9249	1,152.8942	2.1088	0.0137	1,209.7059

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2025
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	494.97663	CH4 Intensity (lb/MWhr)	0.019923	N2O Intensity (lb/MWhr)	0.004122

1.3 User Entered Comments & Non-Default Data

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00

tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.019923
tblProjectCharacteristics	CO2IntensityFactor	720.49	494.97663
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004122
tblProjectCharacteristics	OperationalYear	2018	2025
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3207	0.0198	1.7210	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6900e-003	0.0000	2.8813
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	338.0498	338.0498	0.0113	3.9100e-003	339.4969
Mobile	0.1654	0.6792	1.9791	7.4900e-003	0.7368	5.8800e-003	0.7427	0.1973	5.4700e-003	0.2027	0.0000	693.5170	693.5170	0.0342	0.0000	694.3713
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	67.9603	72.7558	0.4953	0.0122	88.7723
Total	1.4971	0.7933	3.7403	8.1800e-003	0.7368	0.0231	0.7599	0.1973	0.0226	0.2199	39.9617	1,102.3409	1,142.3026	2.6217	0.0161	1,212.6444

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3199	0.0197	1.7086	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8549
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	335.9670	335.9670	0.0112	3.8900e-003	337.4068
Mobile	0.1654	0.6792	1.9791	7.4900e-003	0.7368	5.8800e-003	0.7427	0.1973	5.4700e-003	0.2027	0.0000	693.5170	693.5170	0.0342	0.0000	694.3713
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	57.6723	61.5087	0.3964	9.7800e-003	74.3334
Total	1.4963	0.7932	3.7279	8.1800e-003	0.7368	0.0230	0.7598	0.1973	0.0226	0.2198	31.9693	1,089.9448	1,121.9141	2.1070	0.0137	1,178.6646

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2026
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	482.7283	CH4 Intensity (lb/MW hr)	0.01943	N2O Intensity (lb/MW hr)	0.00402

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialInteriorVal	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00

tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.01943
tblProjectCharacteristics	CO2IntensityFactor	720.49	482.7283
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.00402
tblProjectCharacteristics	OperationalYear	2018	2026
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3207	0.0198	1.7210	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6900e-003	0.0000	2.8813
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	332.3867	332.3867	0.0111	3.8600e-003	333.8141
Mobile	0.1582	0.6564	1.8869	7.2700e-003	0.7368	5.6400e-003	0.7424	0.1972	5.2500e-003	0.2025	0.0000	673.2350	673.2350	0.0330	0.0000	674.0601
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	66.2786	71.0741	0.4952	0.0122	87.0847
Total	1.4899	0.7705	3.6480	7.9600e-003	0.7368	0.0228	0.7596	0.1972	0.0224	0.2197	39.9617	1,074.7142	1,114.6758	2.6202	0.0160	1,184.9627

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3199	0.0197	1.7086	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8549
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	330.3554	330.3554	0.0110	3.8400e-003	331.7757
Mobile	0.1582	0.6564	1.8869	7.2700e-003	0.7368	5.6400e-003	0.7424	0.1972	5.2500e-003	0.2025	0.0000	673.2350	673.2350	0.0330	0.0000	674.0601
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	56.2452	60.0816	0.3963	9.7700e-003	72.9013
Total	1.4892	0.7704	3.6356	7.9600e-003	0.7368	0.0227	0.7595	0.1972	0.0224	0.2196	31.9693	1,062.6241	1,094.5935	2.1056	0.0136	1,151.2901

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2027
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	470.47997	CH4 Intensity (lb/MW hr)	0.018937	N2O Intensity (lb/MW hr)	0.003918

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.018937
tblProjectCharacteristics	CO2IntensityFactor	720.49	470.47997
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003918
tblProjectCharacteristics	OperationalYear	2018	2027
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2025	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2025	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3207	0.0198	1.7210	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6900e-003	0.0000	2.8813
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	326.7236	326.7236	0.0109	3.8100e-003	328.1312
Mobile	0.1518	0.6360	1.8069	7.0700e-003	0.7367	5.3400e-003	0.7421	0.1972	4.9600e-003	0.2022	0.0000	655.2927	655.2927	0.0320	0.0000	656.0920
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	64.5969	69.3924	0.4952	0.0122	85.3971
Total	1.4835	0.7501	3.5680	7.7600e-003	0.7367	0.0225	0.7592	0.1972	0.0221	0.2194	39.9617	1,049.4270	1,089.3887	2.6189	0.0160	1,159.6242

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3199	0.0197	1.7086	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8549
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	324.7438	324.7438	0.0108	3.8000e-003	326.1445
Mobile	0.1518	0.6360	1.8069	7.0700e-003	0.7367	5.3400e-003	0.7421	0.1972	4.9600e-003	0.2022	0.0000	655.2927	655.2927	0.0320	0.0000	656.0920
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	54.8180	58.6545	0.3962	9.7600e-003	71.4692

Total	1.4828	0.7500	3.5556	7.7600e-003	0.7367	0.0224	0.7592	0.1972	0.0221	0.2193	31.9693	1,037.6431	1,069.6125	2.1043	0.0136	1,126.2588
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	------------	------------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2028
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	458.23164	CH4 Intensity (lb/MW hr)	0.018444	N2O Intensity (lb/MW hr)	0.003816

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.018444
tblProjectCharacteristics	CO2IntensityFactor	720.49	458.23164
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003816
tblProjectCharacteristics	OperationalYear	2018	2028
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3207	0.0198	1.7210	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6900e-003	0.0000	2.8813
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	321.0604	321.0604	0.0106	3.7700e-003	322.4483
Mobile	0.1459	0.6169	1.7372	6.8900e-003	0.7366	4.9300e-003	0.7416	0.1972	4.5800e-003	0.2018	0.0000	639.6549	639.6549	0.0311	0.0000	640.4327
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	62.9152	67.7107	0.4951	0.0122	83.7096
Total	1.4776	0.7311	3.4983	7.5800e-003	0.7366	0.0221	0.7587	0.1972	0.0218	0.2189	39.9617	1,026.4443	1,066.4060	2.6178	0.0159	1,136.5945

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3199	0.0197	1.7086	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8549
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	319.1322	319.1322	0.0105	3.7500e-003	320.5133
Mobile	0.1459	0.6169	1.7372	6.8900e-003	0.7366	4.9300e-003	0.7416	0.1972	4.5800e-003	0.2018	0.0000	639.6549	639.6549	0.0311	0.0000	640.4327
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	53.3909	57.2274	0.3962	9.7500e-003	70.0371

Total	1.4769	0.7309	3.4859	7.5800e-003	0.7366	0.0220	0.7587	0.1972	0.0217	0.2189	31.9693	1,014.9665	1,046.9359	2.1031	0.0135	1,103.5362
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	------------	------------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2029
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	445.98331	CH4 Intensity (lb/MW hr)	0.017951	N2O Intensity (lb/MW hr)	0.003714

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017951
tblProjectCharacteristics	CO2IntensityFactor	720.49	445.98331
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003714
tblProjectCharacteristics	OperationalYear	2018	2029
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2027	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2027	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3207	0.0198	1.7210	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6900e-003	0.0000	2.8813
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	315.3973	315.3973	0.0104	3.7200e-003	316.7654
Mobile	0.1405	0.6018	1.6739	6.7400e-003	0.7366	4.6000e-003	0.7412	0.1972	4.2800e-003	0.2015	0.0000	626.1510	626.1510	0.0304	0.0000	626.9104
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	61.2335	66.0290	0.4950	0.0121	82.0220
Total	1.4722	0.7159	3.4350	7.4300e-003	0.7366	0.0218	0.7584	0.1972	0.0215	0.2186	39.9617	1,005.5957	1,045.5574	2.6167	0.0159	1,115.7017

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3199	0.0197	1.7086	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6600e-003	0.0000	2.8549
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	313.5206	313.5206	0.0103	3.7000e-003	314.8822
Mobile	0.1405	0.6018	1.6739	6.7400e-003	0.7366	4.6000e-003	0.7412	0.1972	4.2800e-003	0.2015	0.0000	626.1510	626.1510	0.0304	0.0000	626.9104
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	51.9638	55.8002	0.3961	9.7400e-003	68.6050

Total	1.4715	0.7158	3.4226	7.4300e-003	0.7366	0.0217	0.7583	0.1972	0.0214	0.2186	31.9693	994.4240	1,026.3933	2.1021	0.0134	1,082.9507
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	------------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2030
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2030
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2028	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2028	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7181	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1354	0.5883	1.6169	6.6100e-003	0.7366	4.3000e-003	0.7409	0.1972	3.9900e-003	0.2012	0.0000	614.5344	614.5344	0.0297	0.0000	615.2779
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4669	0.7024	3.3751	7.3000e-003	0.7366	0.0215	0.7581	0.1972	0.0212	0.2183	39.9617	986.6342	1,026.5959	2.6158	0.0158	1,096.6984

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3197	0.0197	1.7057	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8546
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1354	0.5883	1.6169	6.6100e-003	0.7366	4.3000e-003	0.7409	0.1972	3.9900e-003	0.2012	0.0000	614.5344	614.5344	0.0297	0.0000	615.2779
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4661	0.7023	3.3627	7.3000e-003	0.7366	0.0214	0.7580	0.1972	0.0211	0.2183	31.9693	975.7687	1,007.7380	2.1012	0.0134	1,064.2545
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	------------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2031
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2031
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2029	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7181	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1308	0.5785	1.5672	6.5000e-003	0.7366	4.0300e-003	0.7407	0.1972	3.7500e-003	0.2009	0.0000	604.8700	604.8700	0.0292	0.0000	605.6007
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4622	0.6926	3.3254	7.1900e-003	0.7366	0.0212	0.7578	0.1972	0.0209	0.2181	39.9617	976.9698	1,016.9315	2.6153	0.0158	1,087.0212

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3197	0.0197	1.7057	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8546
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1308	0.5785	1.5672	6.5000e-003	0.7366	4.0300e-003	0.7407	0.1972	3.7500e-003	0.2009	0.0000	604.8700	604.8700	0.0292	0.0000	605.6007
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4614	0.6925	3.3130	7.1900e-003	0.7366	0.0211	0.7578	0.1972	0.0209	0.2180	31.9693	966.1042	998.0736	2.1006	0.0134	1,054.5773
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2032
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2032
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7181	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1267	0.5704	1.5246	6.4100e-003	0.7366	3.7900e-003	0.7404	0.1972	3.5200e-003	0.2007	0.0000	596.7491	596.7491	0.0288	0.0000	597.4699
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4581	0.6845	3.2828	7.1000e-003	0.7366	0.0210	0.7576	0.1972	0.0207	0.2179	39.9617	968.8489	1,008.8106	2.6149	0.0158	1,078.8904

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3197	0.0197	1.7057	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8546
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1267	0.5704	1.5246	6.4100e-003	0.7366	3.7900e-003	0.7404	0.1972	3.5200e-003	0.2007	0.0000	596.7491	596.7491	0.0288	0.0000	597.4699
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4574	0.6843	3.2704	7.1000e-003	0.7366	0.0209	0.7575	0.1972	0.0206	0.2178	31.9693	957.9833	989.9527	2.1002	0.0134	1,046.4466
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2033
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2033
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7181	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1230	0.5637	1.4876	6.3300e-003	0.7367	3.5700e-003	0.7402	0.1972	3.3200e-003	0.2005	0.0000	589.9950	589.9950	0.0285	0.0000	590.7073
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4544	0.6778	3.2458	7.0200e-003	0.7367	0.0207	0.7574	0.1972	0.0205	0.2177	39.9617	962.0948	1,002.0565	2.6145	0.0158	1,072.1279

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3197	0.0197	1.7057	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8546
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1230	0.5637	1.4876	6.3300e-003	0.7367	3.5700e-003	0.7402	0.1972	3.3200e-003	0.2005	0.0000	589.9950	589.9950	0.0285	0.0000	590.7073
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4537	0.6777	3.2334	7.0200e-003	0.7367	0.0207	0.7573	0.1972	0.0204	0.2176	31.9693	951.2292	983.1985	2.0999	0.0134	1,039.6840
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2034
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2034
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2032	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2032	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3204	0.0198	1.7181	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1195	0.5579	1.4529	6.2700e-003	0.7367	3.3600e-003	0.7401	0.1972	3.1200e-003	0.2003	0.0000	584.4190	584.4190	0.0282	0.0000	585.1243
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4509	0.6720	3.2111	6.9600e-003	0.7367	0.0205	0.7572	0.1972	0.0203	0.2175	39.9617	956.5189	996.4805	2.6143	0.0158	1,066.5448

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3197	0.0197	1.7057	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8546
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1195	0.5579	1.4529	6.2700e-003	0.7367	3.3600e-003	0.7401	0.1972	3.1200e-003	0.2003	0.0000	584.4190	584.4190	0.0282	0.0000	585.1243
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4502	0.6719	3.1987	6.9600e-003	0.7367	0.0205	0.7572	0.1972	0.0202	0.2174	31.9693	945.6533	977.6226	2.0996	0.0134	1,034.1010
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2035
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2035
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2033	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2033	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3203	0.0198	1.7166	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8809
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1162	0.5537	1.4211	6.2200e-003	0.7367	3.1800e-003	0.7399	0.1972	2.9500e-003	0.2002	0.0000	579.9503	579.9503	0.0280	0.0000	580.6497
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4476	0.6678	3.1778	6.9100e-003	0.7367	0.0204	0.7571	0.1972	0.0201	0.2173	39.9617	952.0502	992.0118	2.6140	0.0158	1,062.0702

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3196	0.0197	1.7042	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8545
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1162	0.5537	1.4211	6.2200e-003	0.7367	3.1800e-003	0.7399	0.1972	2.9500e-003	0.2002	0.0000	579.9503	579.9503	0.0280	0.0000	580.6497
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4468	0.6677	3.1654	6.9100e-003	0.7367	0.0203	0.7570	0.1972	0.0201	0.2173	31.9693	941.1846	973.1539	2.0994	0.0134	1,029.6263
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2040
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2040
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2038	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2038	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3203	0.0198	1.7151	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8808
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1054	0.5446	1.3149	6.1000e-003	0.7369	2.5500e-003	0.7395	0.1973	2.3800e-003	0.1997	0.0000	569.5945	569.5945	0.0271	0.0000	570.2722
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4367	0.6587	3.0701	6.7900e-003	0.7369	0.0197	0.7567	0.1973	0.0196	0.2168	39.9617	941.6943	981.6560	2.6132	0.0158	1,051.6927

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3196	0.0197	1.7027	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8545
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1054	0.5446	1.3149	6.1000e-003	0.7369	2.5500e-003	0.7395	0.1973	2.3800e-003	0.1997	0.0000	569.5945	569.5945	0.0271	0.0000	570.2722
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4360	0.6586	3.0577	6.7900e-003	0.7369	0.0197	0.7566	0.1973	0.0195	0.2168	31.9693	930.8287	962.7981	2.0985	0.0134	1,019.2488
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Skyline Retirement Center - San Diego Air Basin, Annual

Skyline Retirement Center

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	147.00	Dwelling Unit	4.00	147,000.00	420
Retirement Community	85.00	Dwelling Unit	4.00	85,000.00	243

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2045
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	433.73498	CH4 Intensity (lb/MW hr)	0.017458	N2O Intensity (lb/MW hr)	0.003612

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Traffic report

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	250.00	0.00
tblAreaCoating	Area_EF_Parking	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	0
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	230.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	10.00	0.00
tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24E	307.62	260.86
tblEnergyUse	T24NG	4,687.93	3,248.74
tblEnergyUse	T24NG	10,166.66	7,045.50
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	FireplaceDayYear	82.00	30.00
tblFireplaces	NumberGas	80.85	0.00
tblFireplaces	NumberGas	46.75	0.00
tblFireplaces	NumberNoFireplace	14.70	147.00
tblFireplaces	NumberNoFireplace	8.50	85.00
tblFireplaces	NumberWood	51.45	0.00
tblFireplaces	NumberWood	29.75	0.00
tblLandUse	LotAcreage	9.19	4.00
tblLandUse	LotAcreage	17.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	4.00

tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.017458
tblProjectCharacteristics	CO2IntensityFactor	720.49	433.73498
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003612
tblProjectCharacteristics	OperationalYear	2018	2045
tblTripsAndVMT	WorkerTripNumber	33.00	0.00
tblTripsAndVMT	WorkerTripNumber	167.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	10.00
tblTripsAndVMT	WorkerTripNumber	23.00	18.00
tblTripsAndVMT	WorkerTripNumber	13.00	5.00
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	ST_TR	2.20	2.50
tblVehicleTrips	ST_TR	2.03	4.00
tblVehicleTrips	SU_TR	2.44	2.50
tblVehicleTrips	SU_TR	1.95	4.00
tblVehicleTrips	WD_TR	2.74	2.50
tblVehicleTrips	WD_TR	2.40	4.00
tblWoodstoves	NumberCatalytic	7.35	0.00
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	7.35	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00

2.0 Emissions Summary

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					
2043	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2043	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3203	0.0198	1.7151	9.0000e-005		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	2.8139	2.8139	2.6800e-003	0.0000	2.8808
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	309.7342	309.7342	0.0102	3.6700e-003	311.0825
Mobile	0.1008	0.5518	1.2733	6.0900e-003	0.7372	2.3100e-003	0.7395	0.1974	2.1500e-003	0.1995	0.0000	569.6051	569.6051	0.0268	0.0000	570.2747
Waste						0.0000	0.0000		0.0000	0.0000	35.1662	0.0000	35.1662	2.0783	0.0000	87.1227
Water						0.0000	0.0000		0.0000	0.0000	4.7955	59.5518	64.3473	0.4949	0.0121	80.3345
Total	1.4321	0.6659	3.0285	6.7800e-003	0.7372	0.0195	0.7567	0.1974	0.0193	0.2167	39.9617	941.7050	981.6666	2.6128	0.0158	1,051.6952

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3196	0.0197	1.7027	9.0000e-005		9.4800e-003	9.4800e-003		9.4800e-003	9.4800e-003	0.0000	2.7885	2.7885	2.6400e-003	0.0000	2.8545
Energy	0.0110	0.0943	0.0401	6.0000e-004		7.6200e-003	7.6200e-003		7.6200e-003	7.6200e-003	0.0000	307.9090	307.9090	0.0101	3.6600e-003	309.2510
Mobile	0.1008	0.5518	1.2733	6.0900e-003	0.7372	2.3100e-003	0.7395	0.1974	2.1500e-003	0.1995	0.0000	569.6051	569.6051	0.0268	0.0000	570.2747
Waste						0.0000	0.0000		0.0000	0.0000	28.1329	0.0000	28.1329	1.6626	0.0000	69.6981
Water						0.0000	0.0000		0.0000	0.0000	3.8364	50.5367	54.3731	0.3961	9.7200e-003	67.1729

Total	1.4314	0.6658	3.0161	6.7800e-003	0.7372	0.0194	0.7566	0.1974	0.0193	0.2166	31.9693	930.8394	962.8087	2.0982	0.0134	1,019.2513
-------	--------	--------	--------	-------------	--------	--------	--------	--------	--------	--------	---------	----------	----------	--------	--------	------------

Appendix B

Estimate of Photovoltaic Panel Electricity Production

December 15, 2017

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Attn: Jeff Smyser, Project Manager
Project Planning Division

RE: Skyline Retirement Center
Record ID: PDS2016-GPA-16-005; PDS2016-MUP-16-003; PDS2016-REZ-16-003
Environmental Log No.: PDS2016-ER-16-19-001
Project Address: Camp Road (SR94), East of Via Mercado
APN: 506-140-06, 506-140-07
Trust Account No.: 2004963-D-03768

Response to Comment 18-3; GHG;

Estimate of Photovoltaic Panel electricity production as a percentage of anticipated usage:

There are many factors that affect the electricity production as a percentage of anticipate usage that will be determined as the design of the project is developed. These include:

- Performance of the building envelope:
- Performance of the building systems including mechanical heating/cooling and lighting
- Building Operation and specific needs of the senior occupants.
- Amount of available area for photovoltaic panels and site/building orientation vs. the size of building
- Design of the building to have sloped roofs to fit into the neighborhood
- Consideration of views down on the building from adjacent residences

At this point, we have made conservative estimates based on historical information.

Estimated Usage:

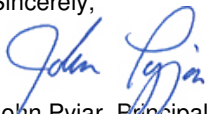
Assisted Living and Independent Living Units:	6,000 KWH/year x 222 units =	1,332,000 KWH/year
Duplex Units:	18,000 KWH/year x 10 units =	180,000 KWH/year
Common Areas:	22,400 SF x 14 KWH/SF =	313,600 KWH/year
<u>Parking Structure:</u>	<u>25,000 SF x 10KWH/SF =</u>	<u>250,000 KWH/year</u>
Total (site electrical factored into the numbers above):		2,075,600 KWH/year

Photovoltaic Production:

Roof Area (60% est. efficiency due to mechanical systems and panel access):	36,000 SF x .60 = 21,600 SF
Estimated number of Panels at 18 SF per panel:	21,600 / 18 = 1200 Panels
Estimated production (each panel produces 500 KWH/year):	1200 Panels x 500 KWH = 600,000 KWH

Estimated Percentage of Production/Usage: **600,000/2,075,600 = 28%**

Sincerely,



John Pyjar, Principal