

MEMORANDUM

To: Andy Champion, Kirk Moeller Architects, Inc.
From: Adam Poll, Dudek
Subject: Air Quality Memorandum for the Valley View Project
Date: October 19, 2021
cc: Andrew Talbert, Dudek
Attachment: A, CalEEMod Output Files

Dudek has prepared the air quality emissions calculations based on the methodology described in the Air Quality section of the mitigated negative declaration for the Valley View Project. The project includes construction of an 11,404-square-foot, two-story office building on a portion of an undeveloped, approximately 6.34-acre site. The first floor of the building would consist of a parking garage with 1,067 square-feet of building area (consisting of a lobby and utility rooms) and the second floor would include 10,337 square-feet of office space. The proposed office floor would consist of 9,132 square-feet of tenant space, two restrooms, and a lobby area.

The California Emissions Estimator Model (CalEEMod) versions 2020.4.0 was used to estimate construction and operational emissions from the project. The detailed modeling output files are included as Attachment A. Should you have any questions regarding the emissions calculations, please contact Adam Poll at 805.308.8516 or apoll@dudek.com.

Sincerely,



Adam Poll, QEP, LEED AP BD+C
Project Manager



Attachment A

CalEEMod Output Files

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

**Valley View Carlsbad
San Diego County APCD Air District, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.53	Acre	0.53	23,086.80	0
General Office Building	11.40	1000sqft	0.26	11,404.00	0
Enclosed Parking with Elevator	46.00	Space	0.41	18,400.00	0

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)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on architectural plan.

Construction Phase - Based on applicant provided information.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

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Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Valley View Carlsbad - San Diego County APCD Air District, Annual

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Grading - Based on applicant provided information.

Trips and VMT - CalEEMod defaults. Odd trips rounded up to account for whole round trips.

Architectural Coating - In accordance with SDAPCD Rule 67.0.1.

Vehicle Trips - Based on traffic report.

Consumer Products - CalEEMod defaults.

Area Coating - In accordance with Rule 67.0.1.

Landscape Equipment - CalEEMod defaults.

Energy Use - CalEEMod defaults.

Water And Wastewater - CalEEMod defaults.

Solid Waste - CalEEMod defaults.

Construction Off-road Equipment Mitigation - In accordance with SDAPCD Rule 55.

Energy Mitigation - Based on a 17.1 kW solar PV system.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	50
tblAreaMitigation	UseLowVOCPaintParkingValue	250	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	200.00	220.00
tblConstructionPhase	NumDays	2.00	4.00

Valley View Carlsbad - San Diego County APCD Air District, Annual

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tblConstructionPhase	PhaseEndDate	4/12/2023	5/12/2023
tblConstructionPhase	PhaseEndDate	3/15/2023	4/14/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	3/29/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	6/2/2022	6/6/2022
tblConstructionPhase	PhaseStartDate	3/30/2023	4/29/2023
tblConstructionPhase	PhaseStartDate	6/9/2022	6/11/2022
tblConstructionPhase	PhaseStartDate	6/3/2022	6/7/2022
tblConstructionPhase	PhaseStartDate	3/16/2023	4/15/2023
tblGrading	MaterialExported	0.00	5,200.00
tblSolidWaste	SolidWasteGenerationRate	0.05	0.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	9.00	10.00
tblTripsAndVMT	WorkerTripNumber	21.00	22.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblVehicleTrips	ST_TR	2.21	4.48
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	0.70	1.91
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	9.74	20.09
tblVehicleTrips	WD_TR	0.78	0.00

2.0 Emissions Summary

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1330	1.0686	1.0216	2.1500e-003	0.0444	0.0464	0.0908	0.0163	0.0447	0.0611	0.0000	184.7984	184.7984	0.0269	5.7900e-003	187.1958
2023	0.0998	0.4952	0.5527	1.0500e-003	9.8300e-003	0.0213	0.0312	2.6700e-003	0.0205	0.0232	0.0000	88.5931	88.5931	0.0139	1.2500e-003	89.3139
Maximum	0.1330	1.0686	1.0216	2.1500e-003	0.0444	0.0464	0.0908	0.0163	0.0447	0.0611	0.0000	184.7984	184.7984	0.0269	5.7900e-003	187.1958

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	0.1330	1.0686	1.0216	2.1500e-003	0.0329	0.0464	0.0794	0.0109	0.0447	0.0556	0.0000	184.7982	184.7982	0.0269	5.7900e-003	187.1956
2023	0.0998	0.4952	0.5527	1.0500e-003	9.8300e-003	0.0213	0.0312	2.6700e-003	0.0205	0.0232	0.0000	88.5930	88.5930	0.0139	1.2500e-003	89.3139
Maximum	0.1330	1.0686	1.0216	2.1500e-003	0.0329	0.0464	0.0794	0.0109	0.0447	0.0556	0.0000	184.7982	184.7982	0.0269	5.7900e-003	187.1956

Valley View Carlsbad - San Diego County APCD Air District, Annual

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	21.11	0.00	9.38	28.68	0.00	6.47	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2022	8-31-2022	0.5341	0.5341
2	9-1-2022	11-30-2022	0.4820	0.4820
3	12-1-2022	2-28-2023	0.4551	0.4551
4	3-1-2023	5-31-2023	0.2995	0.2995
		Highest	0.5341	0.5341

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	72.8500	72.8500	3.9400e-003	6.7000e-004	73.1490
Mobile	0.0802	0.0863	0.7162	1.4600e-003	0.1556	1.1600e-003	0.1567	0.0415	1.0800e-003	0.0426	0.0000	135.3499	135.3499	0.0102	6.4100e-003	137.5139
Waste						0.0000	0.0000		0.0000	0.0000	2.1517	0.0000	2.1517	0.1272	0.0000	5.3308
Water						0.0000	0.0000		0.0000	0.0000	0.6428	11.5596	12.2024	0.0667	1.6400e-003	14.3607
Total	0.1310	0.0975	0.7261	1.5300e-003	0.1556	2.0100e-003	0.1576	0.0415	1.9300e-003	0.0435	2.7945	219.7605	222.5551	0.2080	8.7200e-003	230.3554

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	65.9003	65.9003	3.5200e-003	6.2000e-004	66.1734
Mobile	0.0802	0.0863	0.7162	1.4600e-003	0.1556	1.1600e-003	0.1567	0.0415	1.0800e-003	0.0426	0.0000	135.3499	135.3499	0.0102	6.4100e-003	137.5139
Waste						0.0000	0.0000		0.0000	0.0000	2.1517	0.0000	2.1517	0.1272	0.0000	5.3308
Water						0.0000	0.0000		0.0000	0.0000	0.6428	11.5596	12.2024	0.0667	1.6400e-003	14.3607
Total	0.1310	0.0975	0.7261	1.5300e-003	0.1556	2.0100e-003	0.1576	0.0415	1.9300e-003	0.0435	2.7945	212.8109	215.6054	0.2076	8.6700e-003	223.3798

	ROG	NOx	CO	SO2	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	3.16	3.12	0.20	0.57	3.03

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2022	6/6/2022	5	4	
2	Grading	Grading	6/7/2022	6/10/2022	5	4	
3	Building Construction	Building Construction	6/11/2022	4/14/2023	5	220	

Valley View Carlsbad - San Diego County APCD Air District, Annual

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4	Paving	Paving	4/15/2023	4/28/2023	5	10
5	Architectural Coating	Architectural Coating	4/29/2023	5/12/2023	5	10

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.41

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 17,106; Non-Residential Outdoor: 5,702; Striped Parking Area: 1,104 (Architectural Coating – sqft)

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	1	6.00	9	0.56
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Valley View Carlsbad - San Diego County APCD Air District, Annual

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Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	4.00	650.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	22.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6200e-003	0.0293	0.0142	3.0000e-005		1.2500e-003	1.2500e-003		1.1500e-003	1.1500e-003	0.0000	3.0231	3.0231	9.8000e-004	0.0000	3.0475
Total	2.6200e-003	0.0293	0.0142	3.0000e-005	6.2700e-003	1.2500e-003	7.5200e-003	3.0000e-003	1.1500e-003	4.1500e-003	0.0000	3.0231	3.0231	9.8000e-004	0.0000	3.0475

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.4000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.1668	0.1668	1.0000e-005	2.0000e-005	0.1742
Worker	5.0000e-005	3.0000e-005	3.9000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1048	0.1048	0.0000	0.0000	0.1058
Total	7.0000e-005	4.7000e-004	5.3000e-004	0.0000	1.8000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.2717	0.2717	1.0000e-005	2.0000e-005	0.2800

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.8200e-003	0.0000	2.8200e-003	1.3500e-003	0.0000	1.3500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6200e-003	0.0293	0.0142	3.0000e-005		1.2500e-003	1.2500e-003		1.1500e-003	1.1500e-003	0.0000	3.0231	3.0231	9.8000e-004	0.0000	3.0475
Total	2.6200e-003	0.0293	0.0142	3.0000e-005	2.8200e-003	1.2500e-003	4.0700e-003	1.3500e-003	1.1500e-003	2.5000e-003	0.0000	3.0231	3.0231	9.8000e-004	0.0000	3.0475

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-005	4.4000e-004	1.4000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.1668	0.1668	1.0000e-005	2.0000e-005	0.1742
Worker	5.0000e-005	3.0000e-005	3.9000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1048	0.1048	0.0000	0.0000	0.1058
Total	7.0000e-005	4.7000e-004	5.3000e-004	0.0000	1.8000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.2717	0.2717	1.0000e-005	2.0000e-005	0.2800

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0145	0.0000	0.0145	6.9000e-003	0.0000	6.9000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0800e-003	0.0340	0.0184	4.0000e-005		1.4800e-003	1.4800e-003		1.3700e-003	1.3700e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498
Total	3.0800e-003	0.0340	0.0184	4.0000e-005	0.0145	1.4800e-003	0.0160	6.9000e-003	1.3700e-003	8.2700e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0547	0.0129	2.0000e-004	5.5700e-003	5.1000e-004	6.0800e-003	1.5300e-003	4.9000e-004	2.0200e-003	0.0000	20.3714	20.3714	9.8000e-004	3.2400e-003	21.3603
Vendor	2.0000e-005	4.4000e-004	1.4000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.1668	0.1668	1.0000e-005	2.0000e-005	0.1742
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1311	0.1311	0.0000	0.0000	0.1323
Total	1.5200e-003	0.0552	0.0135	2.0000e-004	5.7800e-003	5.1000e-004	6.3000e-003	1.5900e-003	4.9000e-004	2.0800e-003	0.0000	20.6693	20.6693	9.9000e-004	3.2600e-003	21.6667

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					6.5400e-003	0.0000	6.5400e-003	3.1100e-003	0.0000	3.1100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0800e-003	0.0340	0.0184	4.0000e-005		1.4800e-003	1.4800e-003		1.3700e-003	1.3700e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498
Total	3.0800e-003	0.0340	0.0184	4.0000e-005	6.5400e-003	1.4800e-003	8.0200e-003	3.1100e-003	1.3700e-003	4.4800e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0547	0.0129	2.0000e-004	5.5700e-003	5.1000e-004	6.0800e-003	1.5300e-003	4.9000e-004	2.0200e-003	0.0000	20.3714	20.3714	9.8000e-004	3.2400e-003	21.3603
Vendor	2.0000e-005	4.4000e-004	1.4000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.1668	0.1668	1.0000e-005	2.0000e-005	0.1742
Worker	6.0000e-005	4.0000e-005	4.9000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1311	0.1311	0.0000	0.0000	0.1323
Total	1.5200e-003	0.0552	0.0135	2.0000e-004	5.7800e-003	5.1000e-004	6.3000e-003	1.5900e-003	4.9000e-004	2.0800e-003	0.0000	20.6693	20.6693	9.9000e-004	3.2600e-003	21.6667

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1195	0.9065	0.9227	1.6000e-003		0.0427	0.0427		0.0412	0.0412	0.0000	131.6433	131.6433	0.0229	0.0000	132.2165
Total	0.1195	0.9065	0.9227	1.6000e-003		0.0427	0.0427		0.0412	0.0412	0.0000	131.6433	131.6433	0.0229	0.0000	132.2165

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-003	0.0399	0.0131	1.5000e-004	4.8100e-003	4.2000e-004	5.2300e-003	1.3900e-003	4.0000e-004	1.7900e-003	0.0000	15.1191	15.1191	4.6000e-004	2.2000e-003	15.7851
Worker	4.6000e-003	3.3400e-003	0.0392	1.1000e-004	0.0128	7.0000e-005	0.0129	3.4000e-003	7.0000e-005	3.4700e-003	0.0000	10.4515	10.4515	3.3000e-004	3.0000e-004	10.5502
Total	6.2000e-003	0.0432	0.0522	2.6000e-004	0.0176	4.9000e-004	0.0181	4.7900e-003	4.7000e-004	5.2600e-003	0.0000	25.5706	25.5706	7.9000e-004	2.5000e-003	26.3353

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	0.1195	0.9065	0.9227	1.6000e-003		0.0427	0.0427		0.0412	0.0412	0.0000	131.6431	131.6431	0.0229	0.0000	132.2163
Total	0.1195	0.9065	0.9227	1.6000e-003		0.0427	0.0427		0.0412	0.0412	0.0000	131.6431	131.6431	0.0229	0.0000	132.2163

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-003	0.0399	0.0131	1.5000e-004	4.8100e-003	4.2000e-004	5.2300e-003	1.3900e-003	4.0000e-004	1.7900e-003	0.0000	15.1191	15.1191	4.6000e-004	2.2000e-003	15.7851
Worker	4.6000e-003	3.3400e-003	0.0392	1.1000e-004	0.0128	7.0000e-005	0.0129	3.4000e-003	7.0000e-005	3.4700e-003	0.0000	10.4515	10.4515	3.3000e-004	3.0000e-004	10.5502
Total	6.2000e-003	0.0432	0.0522	2.6000e-004	0.0176	4.9000e-004	0.0181	4.7900e-003	4.7000e-004	5.2600e-003	0.0000	25.5706	25.5706	7.9000e-004	2.5000e-003	26.3353

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0571	0.4391	0.4729	8.3000e-004		0.0193	0.0193		0.0186	0.0186	0.0000	68.0997	68.0997	0.0116	0.0000	68.3888
Total	0.0571	0.4391	0.4729	8.3000e-004		0.0193	0.0193		0.0186	0.0186	0.0000	68.0997	68.0997	0.0116	0.0000	68.3888

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-004	0.0167	5.8700e-003	8.0000e-005	2.4900e-003	1.0000e-004	2.5900e-003	7.2000e-004	9.0000e-005	8.1000e-004	0.0000	7.5244	7.5244	2.3000e-004	1.0900e-003	7.8550
Worker	2.2300e-003	1.5400e-003	0.0188	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2351	5.2351	1.6000e-004	1.5000e-004	5.2825
Total	2.6700e-003	0.0182	0.0247	1.4000e-004	9.1100e-003	1.4000e-004	9.2400e-003	2.4800e-003	1.2000e-004	2.6000e-003	0.0000	12.7595	12.7595	3.9000e-004	1.2400e-003	13.1375

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	0.0571	0.4391	0.4729	8.3000e-004		0.0193	0.0193		0.0186	0.0186	0.0000	68.0996	68.0996	0.0116	0.0000	68.3887
Total	0.0571	0.4391	0.4729	8.3000e-004		0.0193	0.0193		0.0186	0.0186	0.0000	68.0996	68.0996	0.0116	0.0000	68.3887

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-004	0.0167	5.8700e-003	8.0000e-005	2.4900e-003	1.0000e-004	2.5900e-003	7.2000e-004	9.0000e-005	8.1000e-004	0.0000	7.5244	7.5244	2.3000e-004	1.0900e-003	7.8550
Worker	2.2300e-003	1.5400e-003	0.0188	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2351	5.2351	1.6000e-004	1.5000e-004	5.2825
Total	2.6700e-003	0.0182	0.0247	1.4000e-004	9.1100e-003	1.4000e-004	9.2400e-003	2.4800e-003	1.2000e-004	2.6000e-003	0.0000	12.7595	12.7595	3.9000e-004	1.2400e-003	13.1375

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.6000e-003	0.0000	5.6000e-004	0.0000	5.6000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4442	0.4442	1.0000e-005	1.0000e-005	0.4482
Total	1.9000e-004	1.3000e-004	1.6000e-003	0.0000	5.6000e-004	0.0000	5.6000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4442	0.4442	1.0000e-005	1.0000e-005	0.4482

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.2200e-003	0.0312	0.0440	7.0000e-005		1.5400e-003	1.5400e-003		1.4200e-003	1.4200e-003	0.0000	5.8862	5.8862	1.8700e-003	0.0000	5.9329

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.6000e-003	0.0000	5.6000e-004	0.0000	5.6000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4442	0.4442	1.0000e-005	1.0000e-005	0.4482
Total	1.9000e-004	1.3000e-004	1.6000e-003	0.0000	5.6000e-004	0.0000	5.6000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4442	0.4442	1.0000e-005	1.0000e-005	0.4482

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0356					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	0.0366	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	4.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1269	0.1269	0.0000	0.0000	0.1281
Total	5.0000e-005	4.0000e-005	4.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1269	0.1269	0.0000	0.0000	0.1281

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	0.0356					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	0.0366	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	4.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1269	0.1269	0.0000	0.0000	0.1281
Total	5.0000e-005	4.0000e-005	4.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1269	0.1269	0.0000	0.0000	0.1281

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0802	0.0863	0.7162	1.4600e-003	0.1556	1.1600e-003	0.1567	0.0415	1.0800e-003	0.0426	0.0000	135.3499	135.3499	0.0102	6.4100e-003	137.5139
Unmitigated	0.0802	0.0863	0.7162	1.4600e-003	0.1556	1.1600e-003	0.1567	0.0415	1.0800e-003	0.0426	0.0000	135.3499	135.3499	0.0102	6.4100e-003	137.5139

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	229.08	51.09	21.81	415,920	415,920
City Park	0.00	0.00	0.00		
Total	229.08	51.09	21.81	415,920	415,920

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
General Office Building	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

City Park	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive 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	53.7108	53.7108	3.2800e-003	4.0000e-004	53.9115
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	60.6605	60.6605	3.7100e-003	4.5000e-004	60.8871
NaturalGas Mitigated	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619
NaturalGas Unmitigated	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	228422	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619
Total		1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	228422	1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619
Total		1.2300e-003	0.0112	9.4100e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1895	12.1895	2.3000e-004	2.2000e-004	12.2619

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	100096	24.5166	1.5000e-003	1.8000e-004	24.6082
General Office Building	147568	36.1439	2.2100e-003	2.7000e-004	36.2789
Total		60.6605	3.7100e-003	4.5000e-004	60.8871

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	-9458	-2.3166	-0.0001	0.0000	-2.3252
Enclosed Parking with Elevator	90638	22.2000	1.3600e-003	1.6000e-004	22.2830
General Office Building	138110	33.8273	2.0700e-003	2.5000e-004	33.9537
Total		53.7108	3.2900e-003	3.9000e-004	53.9114

6.0 Area Detail

6.1 Mitigation Measures Area

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Unmitigated	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	0.0496	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	12.2024	0.0667	1.6400e-003	14.3607
Unmitigated	12.2024	0.0667	1.6400e-003	14.3607

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.631485	1.7184	1.1000e-004	1.0000e-005	1.7248
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	2.02616 / 1.24184	10.4840	0.0666	1.6300e-003	12.6359
Total		12.2024	0.0667	1.6400e-003	14.3607

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.631485	1.7184	1.1000e-004	1.0000e-005	1.7248
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	2.02616 / 1.24184	10.4840	0.0666	1.6300e-003	12.6359
Total		12.2024	0.0667	1.6400e-003	14.3607

8.0 Waste Detail

8.1 Mitigation Measures Waste

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.1517	0.1272	0.0000	5.3308
Unmitigated	2.1517	0.1272	0.0000	5.3308

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	10.6	2.1517	0.1272	0.0000	5.3308
Total		2.1517	0.1272	0.0000	5.3308

Valley View Carlsbad - San Diego County APCD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	10.6	2.1517	0.1272	0.0000	5.3308
Total		2.1517	0.1272	0.0000	5.3308

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
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Valley View Carlsbad - San Diego County APCD Air District, Annual

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

11.0 Vegetation

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

**Valley View Carlsbad
San Diego County APCD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.53	Acre	0.53	23,086.80	0
General Office Building	11.40	1000sqft	0.26	11,404.00	0
Enclosed Parking with Elevator	46.00	Space	0.41	18,400.00	0

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)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on architectural plan.

Construction Phase - Based on applicant provided information.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

Grading - Based on applicant provided information.

Trips and VMT - CalEEMod defaults. Odd trips rounded up to account for whole round trips.

Architectural Coating - In accordance with SDAPCD Rule 67.0.1.

Vehicle Trips - Based on traffic report.

Consumer Products - CalEEMod defaults.

Area Coating - In accordance with Rule 67.0.1.

Landscape Equipment - CalEEMod defaults.

Energy Use - CalEEMod defaults.

Water And Wastewater - CalEEMod defaults.

Solid Waste - CalEEMod defaults.

Construction Off-road Equipment Mitigation - In accordance with SDAPCD Rule 55.

Energy Mitigation - Based on a 17.1 kW solar PV system.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	50
tblAreaMitigation	UseLowVOCPaintParkingValue	250	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	200.00	220.00
tblConstructionPhase	NumDays	2.00	4.00

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

tblConstructionPhase	PhaseEndDate	4/12/2023	5/12/2023
tblConstructionPhase	PhaseEndDate	3/15/2023	4/14/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	3/29/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	6/2/2022	6/6/2022
tblConstructionPhase	PhaseStartDate	3/30/2023	4/29/2023
tblConstructionPhase	PhaseStartDate	6/9/2022	6/11/2022
tblConstructionPhase	PhaseStartDate	6/3/2022	6/7/2022
tblConstructionPhase	PhaseStartDate	3/16/2023	4/15/2023
tblGrading	MaterialExported	0.00	5,200.00
tblSolidWaste	SolidWasteGenerationRate	0.05	0.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	9.00	10.00
tblTripsAndVMT	WorkerTripNumber	21.00	22.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblVehicleTrips	ST_TR	2.21	4.48
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	0.70	1.91
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	9.74	20.09
tblVehicleTrips	WD_TR	0.78	0.00

2.0 Emissions Summary

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3067	43.6071	15.9655	0.1242	10.2166	0.9993	11.2159	4.2610	0.9288	5.1898	0.0000	13,389.00 12	13,389.00 12	1.1903	1.7986	13,954.73 06
2023	7.3215	12.1764	13.2935	0.0257	0.2485	0.5181	0.7665	0.0674	0.5002	0.5677	0.0000	2,384.240 7	2,384.240 7	0.4142	0.0360	2,403.752 4
Maximum	7.3215	43.6071	15.9655	0.1242	10.2166	0.9993	11.2159	4.2610	0.9288	5.1898	0.0000	13,389.00 12	13,389.00 12	1.1903	1.7986	13,954.73 06

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3067	43.6071	15.9655	0.1242	6.2207	0.9993	7.2200	2.3622	0.9288	3.2910	0.0000	13,389.00 12	13,389.00 12	1.1903	1.7986	13,954.73 06
2023	7.3215	12.1764	13.2935	0.0257	0.2485	0.5181	0.7665	0.0674	0.5002	0.5677	0.0000	2,384.240 7	2,384.240 7	0.4142	0.0360	2,403.752 4
Maximum	7.3215	43.6071	15.9655	0.1242	6.2207	0.9993	7.2200	2.3622	0.9288	3.2910	0.0000	13,389.00 12	13,389.00 12	1.1903	1.7986	13,954.73 06

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.18	0.00	33.35	43.87	0.00	32.98	0.00	0.00	0.00	0.00	0.00	0.00

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Mobile	0.6074	0.5825	5.1254	0.0110	1.1524	8.3700e-003	1.1608	0.3070	7.8100e-003	0.3148		1,121.3846	1,121.3846	0.0781	0.0489	1,137.9161
Total	0.8859	0.6439	5.1828	0.0114	1.1524	0.0131	1.1655	0.3070	0.0125	0.3195		1,195.0224	1,195.0224	0.0795	0.0503	1,211.9923

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Mobile	0.6074	0.5825	5.1254	0.0110	1.1524	8.3700e-003	1.1608	0.3070	7.8100e-003	0.3148		1,121.3846	1,121.3846	0.0781	0.0489	1,137.9161
Total	0.8859	0.6439	5.1828	0.0114	1.1524	0.0131	1.1655	0.3070	0.0125	0.3195		1,195.0224	1,195.0224	0.0795	0.0503	1,211.9923

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2022	6/6/2022	5	4	
2	Grading	Grading	6/7/2022	6/10/2022	5	4	
3	Building Construction	Building Construction	6/11/2022	4/14/2023	5	220	
4	Paving	Paving	4/15/2023	4/28/2023	5	10	
5	Architectural Coating	Architectural Coating	4/29/2023	5/12/2023	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.41

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 17,106; Non-Residential Outdoor: 5,702; Striped Parking Area: 1,104 (Architectural Coating – sqft)

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	1	6.00	9	0.56
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	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
Site Preparation	3	8.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	4.00	650.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	22.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.1331	0.0000	3.1331	1.5020	0.0000	1.5020			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727		1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	3.1331	0.6225	3.7556	1.5020	0.5727	2.0748		1,666.1738	1,666.1738	0.5389		1,679.6457

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9100e-003	0.2127	0.0712	8.5000e-004	0.0271	2.3100e-003	0.0294	7.8000e-003	2.2100e-003	0.0100		91.9303	91.9303	2.8000e-003	0.0133	95.9766
Worker	0.0234	0.0152	0.2071	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		60.6166	60.6166	1.7500e-003	1.5700e-003	61.1291
Total	0.0323	0.2279	0.2783	1.4500e-003	0.0928	2.6800e-003	0.0955	0.0252	2.5500e-003	0.0278		152.5469	152.5469	4.5500e-003	0.0149	157.1057

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.4099	0.0000	1.4099	0.6759	0.0000	0.6759			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	1.4099	0.6225	2.0324	0.6759	0.5727	1.2486	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9100e-003	0.2127	0.0712	8.5000e-004	0.0271	2.3100e-003	0.0294	7.8000e-003	2.2100e-003	0.0100		91.9303	91.9303	2.8000e-003	0.0133	95.9766
Worker	0.0234	0.0152	0.2071	6.0000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		60.6166	60.6166	1.7500e-003	1.5700e-003	61.1291
Total	0.0323	0.2279	0.2783	1.4500e-003	0.0928	2.6800e-003	0.0955	0.0252	2.5500e-003	0.0278		152.5469	152.5469	4.5500e-003	0.0149	157.1057

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.2653	0.0000	7.2653	3.4524	0.0000	3.4524			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.2653	0.7423	8.0075	3.4524	0.6829	4.1353		1,995.4825	1,995.4825	0.6454		2,011.6169

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7283	26.3918	6.4153	0.1020	2.8421	0.2542	3.0963	0.7790	0.2432	1.0222		11,225.8178	11,225.8178	0.5399	1.7833	11,770.7257
Vendor	8.9100e-003	0.2127	0.0712	8.5000e-004	0.0271	2.3100e-003	0.0294	7.8000e-003	2.2100e-003	0.0100		91.9303	91.9303	2.8000e-003	0.0133	95.9766
Worker	0.0292	0.0190	0.2589	7.5000e-004	0.0822	4.6000e-004	0.0826	0.0218	4.3000e-004	0.0222		75.7708	75.7708	2.1900e-003	1.9700e-003	76.4114
Total	0.7664	26.6235	6.7454	0.1036	2.9513	0.2570	3.2083	0.8086	0.2459	1.0545		11,393.5188	11,393.5188	0.5449	1.7986	11,943.1137

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2694	0.0000	3.2694	1.5536	0.0000	1.5536			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2694	0.7423	4.0117	1.5536	0.6829	2.2365	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7283	26.3918	6.4153	0.1020	2.8421	0.2542	3.0963	0.7790	0.2432	1.0222		11,225.8178	11,225.8178	0.5399	1.7833	11,770.7257
Vendor	8.9100e-003	0.2127	0.0712	8.5000e-004	0.0271	2.3100e-003	0.0294	7.8000e-003	2.2100e-003	0.0100		91.9303	91.9303	2.8000e-003	0.0133	95.9766
Worker	0.0292	0.0190	0.2589	7.5000e-004	0.0822	4.6000e-004	0.0826	0.0218	4.3000e-004	0.0222		75.7708	75.7708	2.1900e-003	1.9700e-003	76.4114
Total	0.7664	26.6235	6.7454	0.1036	2.9513	0.2570	3.2083	0.8086	0.2459	1.0545		11,393.5188	11,393.5188	0.5449	1.7986	11,943.1137

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0223	0.5318	0.1779	2.1300e-003	0.0677	5.7800e-003	0.0735	0.0195	5.5300e-003	0.0250		229.8256	229.8256	6.9900e-003	0.0334	239.9414
Worker	0.0642	0.0418	0.5696	1.6500e-003	0.1807	1.0200e-003	0.1818	0.0479	9.4000e-004	0.0489		166.6957	166.6957	4.8200e-003	4.3300e-003	168.1051
Total	0.0865	0.5736	0.7476	3.7800e-003	0.2485	6.8000e-003	0.2553	0.0674	6.4700e-003	0.0739		396.5214	396.5214	0.0118	0.0377	408.0465

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0223	0.5318	0.1779	2.1300e-003	0.0677	5.7800e-003	0.0735	0.0195	5.5300e-003	0.0250		229.8256	229.8256	6.9900e-003	0.0334	239.9414
Worker	0.0642	0.0418	0.5696	1.6500e-003	0.1807	1.0200e-003	0.1818	0.0479	9.4000e-004	0.0489		166.6957	166.6957	4.8200e-003	4.3300e-003	168.1051
Total	0.0865	0.5736	0.7476	3.7800e-003	0.2485	6.8000e-003	0.2553	0.0674	6.4700e-003	0.0739		396.5214	396.5214	0.0118	0.0377	408.0465

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0119	0.4287	0.1545	2.0500e-003	0.0677	2.6100e-003	0.0703	0.0195	2.5000e-003	0.0220		221.0470	221.0470	6.7000e-003	0.0320	230.7522
Worker	0.0601	0.0373	0.5280	1.6000e-003	0.1807	9.7000e-004	0.1817	0.0479	8.9000e-004	0.0488		161.4061	161.4061	4.3700e-003	4.0200e-003	162.7145
Total	0.0721	0.4660	0.6825	3.6500e-003	0.2485	3.5800e-003	0.2520	0.0674	3.3900e-003	0.0708		382.4531	382.4531	0.0111	0.0360	393.4667

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0119	0.4287	0.1545	2.0500e-003	0.0677	2.6100e-003	0.0703	0.0195	2.5000e-003	0.0220		221.0470	221.0470	6.7000e-003	0.0320	230.7522
Worker	0.0601	0.0373	0.5280	1.6000e-003	0.1807	9.7000e-004	0.1817	0.0479	8.9000e-004	0.0488		161.4061	161.4061	4.3700e-003	4.0200e-003	162.7145
Total	0.0721	0.4660	0.6825	3.6500e-003	0.2485	3.5800e-003	0.2520	0.0674	3.3900e-003	0.0708		382.4531	382.4531	0.0111	0.0360	393.4667

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0383	0.0238	0.3360	1.0200e-003	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		102.7130	102.7130	2.7800e-003	2.5600e-003	103.5456
Total	0.0383	0.0238	0.3360	1.0200e-003	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		102.7130	102.7130	2.7800e-003	2.5600e-003	103.5456

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0383	0.0238	0.3360	1.0200e-003	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		102.7130	102.7130	2.7800e-003	2.5600e-003	103.5456
Total	0.0383	0.0238	0.3360	1.0200e-003	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		102.7130	102.7130	2.7800e-003	2.5600e-003	103.5456

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.1189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	7.3106	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0109	6.7900e-003	0.0960	2.9000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		29.3466	29.3466	8.0000e-004	7.3000e-004	29.5845
Total	0.0109	6.7900e-003	0.0960	2.9000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		29.3466	29.3466	8.0000e-004	7.3000e-004	29.5845

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.1189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	7.3106	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0109	6.7900e-003	0.0960	2.9000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		29.3466	29.3466	8.0000e-004	7.3000e-004	29.5845
Total	0.0109	6.7900e-003	0.0960	2.9000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		29.3466	29.3466	8.0000e-004	7.3000e-004	29.5845

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6074	0.5825	5.1254	0.0110	1.1524	8.3700e-003	1.1608	0.3070	7.8100e-003	0.3148		1,121.3846	1,121.3846	0.0781	0.0489	1,137.9161
Unmitigated	0.6074	0.5825	5.1254	0.0110	1.1524	8.3700e-003	1.1608	0.3070	7.8100e-003	0.3148		1,121.3846	1,121.3846	0.0781	0.0489	1,137.9161

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	229.08	51.09	21.81	415,920	415,920
City Park	0.00	0.00	0.00		
Total	229.08	51.09	21.81	415,920	415,920

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
General Office Building	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
City Park	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
NaturalGas Unmitigated	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	625.814	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Total		6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.625814	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Total		6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

6.0 Area Detail

6.1 Mitigation Measures Area

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

Valley View Carlsbad - San Diego County APCD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

7.0 Water Detail

7.1 Mitigation Measures Water

Valley View Carlsbad - San Diego County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.0 Waste Detail**

8.1 Mitigation Measures Waste**9.0 Operational Offroad**

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

**Valley View Carlsbad
San Diego County APCD Air District, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.53	Acre	0.53	23,086.80	0
General Office Building	11.40	1000sqft	0.26	11,404.00	0
Enclosed Parking with Elevator	46.00	Space	0.41	18,400.00	0

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)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on architectural plan.

Construction Phase - Based on applicant provided information.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Off-road Equipment - CalEEMod defaults.

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

Grading - Based on applicant provided information.

Trips and VMT - CalEEMod defaults. Odd trips rounded up to account for whole round trips.

Architectural Coating - In accordance with SDAPCD Rule 67.0.1.

Vehicle Trips - Based on traffic report.

Consumer Products - CalEEMod defaults.

Area Coating - In accordance with Rule 67.0.1.

Landscape Equipment - CalEEMod defaults.

Energy Use - CalEEMod defaults.

Water And Wastewater - CalEEMod defaults.

Solid Waste - CalEEMod defaults.

Construction Off-road Equipment Mitigation - In accordance with SDAPCD Rule 55.

Energy Mitigation - Based on a 17.1 kW solar PV system.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	50
tblAreaMitigation	UseLowVOCPaintParkingValue	250	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	200.00	220.00
tblConstructionPhase	NumDays	2.00	4.00

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

tblConstructionPhase	PhaseEndDate	4/12/2023	5/12/2023
tblConstructionPhase	PhaseEndDate	3/15/2023	4/14/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	3/29/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	6/2/2022	6/6/2022
tblConstructionPhase	PhaseStartDate	3/30/2023	4/29/2023
tblConstructionPhase	PhaseStartDate	6/9/2022	6/11/2022
tblConstructionPhase	PhaseStartDate	6/3/2022	6/7/2022
tblConstructionPhase	PhaseStartDate	3/16/2023	4/15/2023
tblGrading	MaterialExported	0.00	5,200.00
tblSolidWaste	SolidWasteGenerationRate	0.05	0.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	0.00	4.00
tblTripsAndVMT	VendorTripNumber	9.00	10.00
tblTripsAndVMT	WorkerTripNumber	21.00	22.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblVehicleTrips	ST_TR	2.21	4.48
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	0.70	1.91
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	9.74	20.09
tblVehicleTrips	WD_TR	0.78	0.00

2.0 Emissions Summary

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2903	44.6084	16.0520	0.1242	10.2166	0.9997	11.2163	4.2610	0.9292	5.1902	0.0000	13,389.6258	13,389.6258	1.1893	1.7996	13,955.6345
2023	7.3224	12.1991	13.2719	0.0256	0.2485	0.5181	0.7665	0.0674	0.5002	0.5677	0.0000	2,375.6835	2,375.6835	0.4144	0.0364	2,395.3215
Maximum	7.3224	44.6084	16.0520	0.1242	10.2166	0.9997	11.2163	4.2610	0.9292	5.1902	0.0000	13,389.6258	13,389.6258	1.1893	1.7996	13,955.6345

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2903	44.6084	16.0520	0.1242	6.2207	0.9997	7.2204	2.3622	0.9292	3.2914	0.0000	13,389.6258	13,389.6258	1.1893	1.7996	13,955.6345
2023	7.3224	12.1991	13.2719	0.0256	0.2485	0.5181	0.7665	0.0674	0.5002	0.5677	0.0000	2,375.6835	2,375.6835	0.4144	0.0364	2,395.3215
Maximum	7.3224	44.6084	16.0520	0.1242	6.2207	0.9997	7.2204	2.3622	0.9292	3.2914	0.0000	13,389.6258	13,389.6258	1.1893	1.7996	13,955.6345

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.18	0.00	33.35	43.87	0.00	32.98	0.00	0.00	0.00	0.00	0.00	0.00

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Mobile	0.5912	0.6317	5.2936	0.0105	1.1524	8.3800e-003	1.1608	0.3070	7.8100e-003	0.3148		1,073.0659	1,073.0659	0.0830	0.0516	1,090.5254
Total	0.8698	0.6931	5.3511	0.0109	1.1524	0.0131	1.1655	0.3070	0.0125	0.3195		1,146.7038	1,146.7038	0.0845	0.0530	1,164.6016

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Mobile	0.5912	0.6317	5.2936	0.0105	1.1524	8.3800e-003	1.1608	0.3070	7.8100e-003	0.3148		1,073.0659	1,073.0659	0.0830	0.0516	1,090.5254
Total	0.8698	0.6931	5.3511	0.0109	1.1524	0.0131	1.1655	0.3070	0.0125	0.3195		1,146.7038	1,146.7038	0.0845	0.0530	1,164.6016

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2022	6/6/2022	5	4	
2	Grading	Grading	6/7/2022	6/10/2022	5	4	
3	Building Construction	Building Construction	6/11/2022	4/14/2023	5	220	
4	Paving	Paving	4/15/2023	4/28/2023	5	10	
5	Architectural Coating	Architectural Coating	4/29/2023	5/12/2023	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.41

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 17,106; Non-Residential Outdoor: 5,702; Striped Parking Area: 1,104 (Architectural Coating – sqft)

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	1	6.00	9	0.56
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	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
Site Preparation	3	8.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	4.00	650.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	22.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.1331	0.0000	3.1331	1.5020	0.0000	1.5020			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727		1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	3.1331	0.6225	3.7556	1.5020	0.5727	2.0748		1,666.1738	1,666.1738	0.5389		1,679.6457

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.8300e-003	0.2208	0.0734	8.5000e-004	0.0271	2.3200e-003	0.0294	7.8000e-003	2.2200e-003	0.0100		91.9774	91.9774	2.7800e-003	0.0134	96.0291
Worker	0.0253	0.0171	0.1964	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.2757	57.2757	1.8600e-003	1.7000e-003	57.8293
Total	0.0341	0.2378	0.2698	1.4200e-003	0.0928	2.6900e-003	0.0955	0.0252	2.5600e-003	0.0278		149.2532	149.2532	4.6400e-003	0.0151	153.8584

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.4099	0.0000	1.4099	0.6759	0.0000	0.6759			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	1.4099	0.6225	2.0324	0.6759	0.5727	1.2486	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.8300e-003	0.2208	0.0734	8.5000e-004	0.0271	2.3200e-003	0.0294	7.8000e-003	2.2200e-003	0.0100		91.9774	91.9774	2.7800e-003	0.0134	96.0291
Worker	0.0253	0.0171	0.1964	5.7000e-004	0.0657	3.7000e-004	0.0661	0.0174	3.4000e-004	0.0178		57.2757	57.2757	1.8600e-003	1.7000e-003	57.8293
Total	0.0341	0.2378	0.2698	1.4200e-003	0.0928	2.6900e-003	0.0955	0.0252	2.5600e-003	0.0278		149.2532	149.2532	4.6400e-003	0.0151	153.8584

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.2653	0.0000	7.2653	3.4524	0.0000	3.4524			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.2653	0.7423	8.0075	3.4524	0.6829	4.1353		1,995.4825	1,995.4825	0.6454		2,011.6169

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7096	27.3827	6.5130	0.1020	2.8421	0.2547	3.0967	0.7790	0.2436	1.0227		11,230.5713	11,230.5713	0.5388	1.7841	11,775.7019
Vendor	8.8300e-003	0.2208	0.0734	8.5000e-004	0.0271	2.3200e-003	0.0294	7.8000e-003	2.2200e-003	0.0100		91.9774	91.9774	2.7800e-003	0.0134	96.0291
Worker	0.0316	0.0214	0.2455	7.1000e-004	0.0822	4.6000e-004	0.0826	0.0218	4.3000e-004	0.0222		71.5946	71.5946	2.3300e-003	2.1300e-003	72.2866
Total	0.7500	27.6248	6.8318	0.1036	2.9513	0.2574	3.2088	0.8086	0.2463	1.0549		11,394.1434	11,394.1434	0.5439	1.7996	11,944.0176

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2694	0.0000	3.2694	1.5536	0.0000	1.5536			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2694	0.7423	4.0117	1.5536	0.6829	2.2365	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7096	27.3827	6.5130	0.1020	2.8421	0.2547	3.0967	0.7790	0.2436	1.0227		11,230.5713	11,230.5713	0.5388	1.7841	11,775.7019
Vendor	8.8300e-003	0.2208	0.0734	8.5000e-004	0.0271	2.3200e-003	0.0294	7.8000e-003	2.2200e-003	0.0100		91.9774	91.9774	2.7800e-003	0.0134	96.0291
Worker	0.0316	0.0214	0.2455	7.1000e-004	0.0822	4.6000e-004	0.0826	0.0218	4.3000e-004	0.0222		71.5946	71.5946	2.3300e-003	2.1300e-003	72.2866
Total	0.7500	27.6248	6.8318	0.1036	2.9513	0.2574	3.2088	0.8086	0.2463	1.0549		11,394.1434	11,394.1434	0.5439	1.7996	11,944.0176

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0221	0.5519	0.1834	2.1300e-003	0.0677	5.8000e-003	0.0735	0.0195	5.5500e-003	0.0251		229.9436	229.9436	6.9600e-003	0.0334	240.0727
Worker	0.0695	0.0470	0.5401	1.5600e-003	0.1807	1.0200e-003	0.1818	0.0479	9.4000e-004	0.0489		157.5082	157.5082	5.1200e-003	4.6800e-003	159.0305
Total	0.0915	0.5989	0.7235	3.6900e-003	0.2485	6.8200e-003	0.2553	0.0674	6.4900e-003	0.0739		387.4518	387.4518	0.0121	0.0381	399.1032

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0221	0.5519	0.1834	2.1300e-003	0.0677	5.8000e-003	0.0735	0.0195	5.5500e-003	0.0251		229.9436	229.9436	6.9600e-003	0.0334	240.0727
Worker	0.0695	0.0470	0.5401	1.5600e-003	0.1807	1.0200e-003	0.1818	0.0479	9.4000e-004	0.0489		157.5082	157.5082	5.1200e-003	4.6800e-003	159.0305
Total	0.0915	0.5989	0.7235	3.6900e-003	0.2485	6.8200e-003	0.2553	0.0674	6.4900e-003	0.0739		387.4518	387.4518	0.0121	0.0381	399.1032

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.4467	0.1592	2.0500e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5100e-003	0.0220		221.3612	221.3612	6.6700e-003	0.0321	231.0880
Worker	0.0652	0.0420	0.5017	1.5100e-003	0.1807	9.7000e-004	0.1817	0.0479	8.9000e-004	0.0488		152.5346	152.5346	4.6600e-003	4.3500e-003	153.9478
Total	0.0768	0.4887	0.6609	3.5600e-003	0.2485	3.5900e-003	0.2520	0.0674	3.4000e-003	0.0708		373.8958	373.8958	0.0113	0.0364	385.0358

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.4467	0.1592	2.0500e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5100e-003	0.0220		221.3612	221.3612	6.6700e-003	0.0321	231.0880
Worker	0.0652	0.0420	0.5017	1.5100e-003	0.1807	9.7000e-004	0.1817	0.0479	8.9000e-004	0.0488		152.5346	152.5346	4.6600e-003	4.3500e-003	153.9478
Total	0.0768	0.4887	0.6609	3.5600e-003	0.2485	3.5900e-003	0.2520	0.0674	3.4000e-003	0.0708		373.8958	373.8958	0.0113	0.0364	385.0358

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0267	0.3193	9.6000e-004	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		97.0675	97.0675	2.9700e-003	2.7700e-003	97.9668
Total	0.0415	0.0267	0.3193	9.6000e-004	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		97.0675	97.0675	2.9700e-003	2.7700e-003	97.9668

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0267	0.3193	9.6000e-004	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		97.0675	97.0675	2.9700e-003	2.7700e-003	97.9668
Total	0.0415	0.0267	0.3193	9.6000e-004	0.1150	6.2000e-004	0.1156	0.0305	5.7000e-004	0.0311		97.0675	97.0675	2.9700e-003	2.7700e-003	97.9668

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.1189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	7.3106	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0119	7.6300e-003	0.0912	2.7000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		27.7336	27.7336	8.5000e-004	7.9000e-004	27.9905
Total	0.0119	7.6300e-003	0.0912	2.7000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		27.7336	27.7336	8.5000e-004	7.9000e-004	27.9905

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.1189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	7.3106	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0119	7.6300e-003	0.0912	2.7000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		27.7336	27.7336	8.5000e-004	7.9000e-004	27.9905
Total	0.0119	7.6300e-003	0.0912	2.7000e-004	0.0329	1.8000e-004	0.0330	8.7200e-003	1.6000e-004	8.8800e-003		27.7336	27.7336	8.5000e-004	7.9000e-004	27.9905

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5912	0.6317	5.2936	0.0105	1.1524	8.3800e-003	1.1608	0.3070	7.8100e-003	0.3148		1,073.0659	1,073.0659	0.0830	0.0516	1,090.5254
Unmitigated	0.5912	0.6317	5.2936	0.0105	1.1524	8.3800e-003	1.1608	0.3070	7.8100e-003	0.3148		1,073.0659	1,073.0659	0.0830	0.0516	1,090.5254

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	229.08	51.09	21.81	415,920	415,920
City Park	0.00	0.00	0.00		
Total	229.08	51.09	21.81	415,920	415,920

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
General Office Building	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949
City Park	0.557888	0.062607	0.178921	0.119061	0.024112	0.006269	0.008734	0.006266	0.000708	0.000566	0.028949	0.000971	0.004949

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
NaturalGas Unmitigated	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	625.814	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Total		6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.625814	6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627
Total		6.7500e-003	0.0614	0.0515	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6252	73.6252	1.4100e-003	1.3500e-003	74.0627

6.0 Area Detail

6.1 Mitigation Measures Area

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	0.2718	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

7.0 Water Detail

7.1 Mitigation Measures Water

Valley View Carlsbad - San Diego County APCD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation



RESULTS

28,374 kWh/Year*

System output may range from 27,274 to 28,553 kWh per year near this location.

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

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The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	4.67	1,900	257
February	5.14	1,906	257
March	6.14	2,499	338
April	6.80	2,643	357
May	6.88	2,764	373
June	6.94	2,617	354
July	7.18	2,801	378
August	7.33	2,816	380
September	6.62	2,481	335
October	5.63	2,216	299
November	4.87	1,884	255
December	4.45	1,848	250
Annual	6.05	28,375	\$ 3,833

Location and Station Identification

Requested Location	palmer way, carlsbad ca
Weather Data Source	Lat, Lon: 33.13, -117.26 1.0 mi
Latitude	33.13° N
Longitude	117.26° W

PV System Specifications (Commercial)

DC System Size	17.1 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	20°
Array Azimuth	180°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.135 \$/kWh
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Performance Metrics

Capacity Factor	18.9%
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