

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Annual

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

Watsonville - Freedom Boulevard PM - Construction

Monterey Bay Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	40.00	Dwelling Unit	1.00	40,000.00	114
Medical Office Building	21.25	1000sqft	1.38	21,250.00	0
Enclosed Parking with Elevator	138.00	Space	0.00	55,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Estimation of construction occurring in a single year. See Assumptions sheet

Construction Phase - custom to fit 260 working days (1 calendar year)

Demolition - per applicant provided data

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	213.00
tblConstructionPhase	NumDays	20.00	19.00
tblConstructionPhase	PhaseEndDate	1/11/2024	1/1/2024
tblConstructionPhase	PhaseEndDate	12/14/2023	12/4/2023

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tblConstructionPhase	PhaseEndDate	1/27/2023	1/26/2023
tblConstructionPhase	PhaseEndDate	2/9/2023	2/8/2023
tblConstructionPhase	PhaseEndDate	12/28/2023	12/18/2023
tblConstructionPhase	PhaseEndDate	2/1/2023	1/31/2023
tblConstructionPhase	PhaseStartDate	12/29/2023	12/19/2023
tblConstructionPhase	PhaseStartDate	2/10/2023	2/9/2023
tblConstructionPhase	PhaseStartDate	2/2/2023	2/1/2023
tblConstructionPhase	PhaseStartDate	12/15/2023	12/5/2023
tblConstructionPhase	PhaseStartDate	1/28/2023	1/27/2023
tblLandUse	LotAcreage	1.05	1.00
tblLandUse	LotAcreage	0.49	1.38
tblLandUse	LotAcreage	1.24	0.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.6006	1.8268	1.9663	4.0200e-003	0.1165	0.0780	0.1945	0.0325	0.0744	0.1069	0.0000	345.8647	345.8647	0.0542	7.7800e-003	349.5374
2024	0.0411	6.2000e-004	1.0600e-003	0.0000	5.0000e-005	3.0000e-005	8.0000e-005	1.0000e-005	3.0000e-005	4.0000e-005	0.0000	0.1669	0.1669	1.0000e-005	0.0000	0.1674
Maximum	0.6006	1.8268	1.9663	4.0200e-003	0.1165	0.0780	0.1945	0.0325	0.0744	0.1069	0.0000	345.8647	345.8647	0.0542	7.7800e-003	349.5374

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.6006	1.8268	1.9663	4.0200e-003	0.1165	0.0780	0.1945	0.0325	0.0744	0.1069	0.0000	345.8644	345.8644	0.0542	7.7800e-003	349.5371
2024	0.0411	6.2000e-004	1.0600e-003	0.0000	5.0000e-005	3.0000e-005	8.0000e-005	1.0000e-005	3.0000e-005	4.0000e-005	0.0000	0.1669	0.1669	1.0000e-005	0.0000	0.1674
Maximum	0.6006	1.8268	1.9663	4.0200e-003	0.1165	0.0780	0.1945	0.0325	0.0744	0.1069	0.0000	345.8644	345.8644	0.0542	7.7800e-003	349.5371

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2023	3-31-2023	0.5410	0.5410
2	4-1-2023	6-30-2023	0.5369	0.5369
3	7-1-2023	9-30-2023	0.5428	0.5428
4	10-1-2023	12-31-2023	0.8212	0.8212
5	1-1-2024	3-31-2024	0.0298	0.0298
		Highest	0.8212	0.8212

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	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942
Energy	3.6600e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	112.1133	112.1133	0.0130	2.1500e-003	113.0789
Mobile	0.3379	0.4097	2.9612	5.8700e-003	0.6280	5.1300e-003	0.6331	0.1678	4.7900e-003	0.1726	0.0000	562.1332	562.1332	0.0397	0.0282	571.5422
Waste						0.0000	0.0000		0.0000	0.0000	50.3215	0.0000	50.3215	2.9739	0.0000	124.6693
Water						0.0000	0.0000		0.0000	0.0000	1.6728	3.3363	5.0090	0.1724	4.1200e-003	10.5461
Total	0.6378	0.4467	3.3961	6.0900e-003	0.6280	9.9500e-003	0.6379	0.1678	9.6100e-003	0.1775	51.9942	678.2605	730.2547	3.1996	0.0345	820.5307

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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	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942
Energy	3.6600e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	112.1133	112.1133	0.0130	2.1500e-003	113.0789
Mobile	0.3379	0.4097	2.9612	5.8700e-003	0.6280	5.1300e-003	0.6331	0.1678	4.7900e-003	0.1726	0.0000	562.1332	562.1332	0.0397	0.0282	571.5422
Waste						0.0000	0.0000		0.0000	0.0000	50.3215	0.0000	50.3215	2.9739	0.0000	124.6693
Water						0.0000	0.0000		0.0000	0.0000	1.6728	3.3363	5.0090	0.1724	4.1200e-003	10.5461
Total	0.6378	0.4467	3.3961	6.0900e-003	0.6280	9.9500e-003	0.6379	0.1678	9.6100e-003	0.1775	51.9942	678.2605	730.2547	3.1996	0.0345	820.5307

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/26/2023	5	19	
2	Site Preparation	Site Preparation	1/27/2023	1/31/2023	5	3	
3	Grading	Grading	2/1/2023	2/8/2023	5	6	

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4	Building Construction	Building Construction	2/9/2023	12/4/2023	5	213
5	Paving	Paving	12/5/2023	12/18/2023	5	10
6	Architectural Coating	Architectural Coating	12/19/2023	1/1/2024	5	10

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 81,000; Residential Outdoor: 27,000; Non-Residential Indoor: 31,875; Non-Residential Outdoor: 10,625; Striped Parking Area: 3,312 (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	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	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	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37

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Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	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
Demolition	5	13.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	59.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0266	0.0000	0.0266	4.0300e-003	0.0000	4.0300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.1360	0.1279	2.3000e-004		6.4300e-003	6.4300e-003		6.0100e-003	6.0100e-003	0.0000	20.0322	20.0322	5.0800e-003	0.0000	20.1592
Total	0.0140	0.1360	0.1279	2.3000e-004	0.0266	6.4300e-003	0.0330	4.0300e-003	6.0100e-003	0.0100	0.0000	20.0322	20.0322	5.0800e-003	0.0000	20.1592

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0175	3.6300e-003	7.0000e-005	2.0500e-003	1.5000e-004	2.2000e-003	5.6000e-004	1.5000e-004	7.1000e-004	0.0000	7.0442	7.0442	8.0000e-005	1.1100e-003	7.3770
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.1000e-004	3.4700e-003	1.0000e-005	9.8000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8263	0.8263	3.0000e-005	3.0000e-005	0.8348
Total	7.0000e-004	0.0178	7.1000e-003	8.0000e-005	3.0300e-003	1.6000e-004	3.1900e-003	8.2000e-004	1.6000e-004	9.8000e-004	0.0000	7.8705	7.8705	1.1000e-004	1.1400e-003	8.2117

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0266	0.0000	0.0266	4.0300e-003	0.0000	4.0300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.1360	0.1279	2.3000e-004		6.4300e-003	6.4300e-003		6.0100e-003	6.0100e-003	0.0000	20.0322	20.0322	5.0800e-003	0.0000	20.1592
Total	0.0140	0.1360	0.1279	2.3000e-004	0.0266	6.4300e-003	0.0330	4.0300e-003	6.0100e-003	0.0100	0.0000	20.0322	20.0322	5.0800e-003	0.0000	20.1592

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0175	3.6300e-003	7.0000e-005	2.0500e-003	1.5000e-004	2.2000e-003	5.6000e-004	1.5000e-004	7.1000e-004	0.0000	7.0442	7.0442	8.0000e-005	1.1100e-003	7.3770
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.1000e-004	3.4700e-003	1.0000e-005	9.8000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8263	0.8263	3.0000e-005	3.0000e-005	0.8348
Total	7.0000e-004	0.0178	7.1000e-003	8.0000e-005	3.0300e-003	1.6000e-004	3.1900e-003	8.2000e-004	1.6000e-004	9.8000e-004	0.0000	7.8705	7.8705	1.1000e-004	1.1400e-003	8.2117

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	2.3900e-003	8.1000e-004	3.2000e-003	2.6000e-004	7.5000e-004	1.0100e-003	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.4000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0803	0.0803	0.0000	0.0000	0.0811
Total	4.0000e-005	3.0000e-005	3.4000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0803	0.0803	0.0000	0.0000	0.0811

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					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	2.3900e-003	8.1000e-004	3.2000e-003	2.6000e-004	7.5000e-004	1.0100e-003	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.4000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0803	0.0803	0.0000	0.0000	0.0811
Total	4.0000e-005	3.0000e-005	3.4000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0803	0.0803	0.0000	0.0000	0.0811

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0000e-003	0.0434	0.0261	6.0000e-005		1.8100e-003	1.8100e-003		1.6700e-003	1.6700e-003	0.0000	5.4312	5.4312	1.7600e-003	0.0000	5.4751
Total	4.0000e-003	0.0434	0.0261	6.0000e-005	0.0213	1.8100e-003	0.0231	0.0103	1.6700e-003	0.0119	0.0000	5.4312	5.4312	1.7600e-003	0.0000	5.4751

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

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	1.0000e-004	8.0000e-005	8.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2007	0.2007	1.0000e-005	1.0000e-005	0.2028
Total	1.0000e-004	8.0000e-005	8.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2007	0.2007	1.0000e-005	1.0000e-005	0.2028

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0000e-003	0.0434	0.0261	6.0000e-005		1.8100e-003	1.8100e-003		1.6700e-003	1.6700e-003	0.0000	5.4312	5.4312	1.7600e-003	0.0000	5.4751
Total	4.0000e-003	0.0434	0.0261	6.0000e-005	0.0213	1.8100e-003	0.0231	0.0103	1.6700e-003	0.0119	0.0000	5.4312	5.4312	1.7600e-003	0.0000	5.4751

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3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	1.0000e-004	8.0000e-005	8.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2007	0.2007	1.0000e-005	1.0000e-005	0.2028
Total	1.0000e-004	8.0000e-005	8.4000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2007	0.2007	1.0000e-005	1.0000e-005	0.2028

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1825	1.4510	1.5138	2.6700e-003		0.0654	0.0654		0.0626	0.0626	0.0000	221.2027	221.2027	0.0418	0.0000	222.2485
Total	0.1825	1.4510	1.5138	2.6700e-003		0.0654	0.0654		0.0626	0.0626	0.0000	221.2027	221.2027	0.0418	0.0000	222.2485

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5700e-003	0.0921	0.0291	3.7000e-004	0.0120	5.9000e-004	0.0125	3.4500e-003	5.6000e-004	4.0200e-003	0.0000	36.0055	36.0055	3.1000e-004	5.2900e-003	37.5895
Worker	0.0205	0.0157	0.1763	4.5000e-004	0.0500	3.3000e-004	0.0503	0.0133	3.0000e-004	0.0136	0.0000	42.0415	42.0415	1.4800e-003	1.3200e-003	42.4712
Total	0.0231	0.1079	0.2054	8.2000e-004	0.0619	9.2000e-004	0.0629	0.0167	8.6000e-004	0.0176	0.0000	78.0470	78.0470	1.7900e-003	6.6100e-003	80.0607

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	0.1825	1.4510	1.5138	2.6700e-003		0.0654	0.0654		0.0626	0.0626	0.0000	221.2024	221.2024	0.0418	0.0000	222.2483
Total	0.1825	1.4510	1.5138	2.6700e-003		0.0654	0.0654		0.0626	0.0626	0.0000	221.2024	221.2024	0.0418	0.0000	222.2483

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5700e-003	0.0921	0.0291	3.7000e-004	0.0120	5.9000e-004	0.0125	3.4500e-003	5.6000e-004	4.0200e-003	0.0000	36.0055	36.0055	3.1000e-004	5.2900e-003	37.5895
Worker	0.0205	0.0157	0.1763	4.5000e-004	0.0500	3.3000e-004	0.0503	0.0133	3.0000e-004	0.0136	0.0000	42.0415	42.0415	1.4800e-003	1.3200e-003	42.4712
Total	0.0231	0.1079	0.2054	8.2000e-004	0.0619	9.2000e-004	0.0629	0.0167	8.6000e-004	0.0176	0.0000	78.0470	78.0470	1.7900e-003	6.6100e-003	80.0607

3.6 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	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179

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3.6 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	2.4000e-004	1.9000e-004	2.1000e-003	1.0000e-005	6.0000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5018	0.5018	2.0000e-005	2.0000e-005	0.5069
Total	2.4000e-004	1.9000e-004	2.1000e-003	1.0000e-005	6.0000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5018	0.5018	2.0000e-005	2.0000e-005	0.5069

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	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178

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3.6 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	2.4000e-004	1.9000e-004	2.1000e-003	1.0000e-005	6.0000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5018	0.5018	2.0000e-005	2.0000e-005	0.5069
Total	2.4000e-004	1.9000e-004	2.1000e-003	1.0000e-005	6.0000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5018	0.5018	2.0000e-005	2.0000e-005	0.5069

3.7 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	0.3686					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.6000e-004	5.8600e-003	8.1500e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	1.1490	1.1490	7.0000e-005	0.0000	1.1507
Total	0.3695	5.8600e-003	8.1500e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	1.1490	1.1490	7.0000e-005	0.0000	1.1507

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3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.5200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.2000e-004	0.0000	0.3613	0.3613	1.0000e-005	1.0000e-005	0.3650
Total	1.8000e-004	1.4000e-004	1.5200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.2000e-004	0.0000	0.3613	0.3613	1.0000e-005	1.0000e-005	0.3650

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	0.3686					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.6000e-004	5.8600e-003	8.1500e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	1.1490	1.1490	7.0000e-005	0.0000	1.1507
Total	0.3695	5.8600e-003	8.1500e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	1.1490	1.1490	7.0000e-005	0.0000	1.1507

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3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.5200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.2000e-004	0.0000	0.3613	0.3613	1.0000e-005	1.0000e-005	0.3650
Total	1.8000e-004	1.4000e-004	1.5200e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.2000e-004	0.0000	0.3613	0.3613	1.0000e-005	1.0000e-005	0.3650

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0410					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.0000e-005	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278
Total	0.0410	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0392	0.0392	0.0000	0.0000	0.0396
Total	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0392	0.0392	0.0000	0.0000	0.0396

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	0.0410					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.0000e-005	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278
Total	0.0410	6.1000e-004	9.1000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.1277	0.1277	1.0000e-005	0.0000	0.1278

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0392	0.0392	0.0000	0.0000	0.0396
Total	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0392	0.0392	0.0000	0.0000	0.0396

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3379	0.4097	2.9612	5.8700e-003	0.6280	5.1300e-003	0.6331	0.1678	4.7900e-003	0.1726	0.0000	562.1332	562.1332	0.0397	0.0282	571.5422
Unmitigated	0.3379	0.4097	2.9612	5.8700e-003	0.6280	5.1300e-003	0.6331	0.1678	4.7900e-003	0.1726	0.0000	562.1332	562.1332	0.0397	0.0282	571.5422

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	217.60	196.40	163.60	595,932	595,932
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	739.50	182.11	30.18	1,093,204	1,093,204
Total	957.10	378.51	193.78	1,689,137	1,689,137

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

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Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	75.8517	75.8517	0.0123	1.4900e-003	76.6017
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	75.8517	75.8517	0.0123	1.4900e-003	76.6017
Natural Gas Mitigated	3.6600e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	36.2616	36.2616	7.0000e-004	6.6000e-004	36.4771
Natural Gas Unmitigated	3.6600e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	36.2616	36.2616	7.0000e-004	6.6000e-004	36.4771

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	335267	1.8100e-003	0.0155	6.5700e-003	1.0000e-004		1.2500e-003	1.2500e-003		1.2500e-003	1.2500e-003	0.0000	17.8911	17.8911	3.4000e-004	3.3000e-004	17.9975
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
Medical Office Building	344250	1.8600e-003	0.0169	0.0142	1.0000e-004		1.2800e-003	1.2800e-003		1.2800e-003	1.2800e-003	0.0000	18.3705	18.3705	3.5000e-004	3.4000e-004	18.4797
Total		3.6700e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	36.2616	36.2616	6.9000e-004	6.7000e-004	36.4771

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	335267	1.8100e-003	0.0155	6.5700e-003	1.0000e-004		1.2500e-003	1.2500e-003		1.2500e-003	1.2500e-003	0.0000	17.8911	17.8911	3.4000e-004	3.3000e-004	17.9975
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
Medical Office Building	344250	1.8600e-003	0.0169	0.0142	1.0000e-004		1.2800e-003	1.2800e-003		1.2800e-003	1.2800e-003	0.0000	18.3705	18.3705	3.5000e-004	3.4000e-004	18.4797
Total		3.6700e-003	0.0323	0.0208	2.0000e-004		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003	0.0000	36.2616	36.2616	6.9000e-004	6.7000e-004	36.4771

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	154657	14.3095	2.3100e-003	2.8000e-004	14.4510
Enclosed Parking with Elevator	300288	27.7838	4.4900e-003	5.4000e-004	28.0585
Medical Office Building	364862	33.7585	5.4600e-003	6.6000e-004	34.0923
Total		75.8517	0.0123	1.4800e-003	76.6017

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	154657	14.3095	2.3100e-003	2.8000e-004	14.4510
Enclosed Parking with Elevator	300288	27.7838	4.4900e-003	5.4000e-004	28.0585
Medical Office Building	364862	33.7585	5.4600e-003	6.6000e-004	34.0923
Total		75.8517	0.0123	1.4800e-003	76.6017

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942
Unmitigated	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0410					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0126	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942
Total	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0410					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0126	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942
Total	0.2963	4.7700e-003	0.4141	2.0000e-005		2.2900e-003	2.2900e-003		2.2900e-003	2.2900e-003	0.0000	0.6778	0.6778	6.6000e-004	0.0000	0.6942

7.0 Water Detail

7.1 Mitigation Measures Water

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.0090	0.1724	4.1200e-003	10.5461
Unmitigated	5.0090	0.1724	4.1200e-003	10.5461

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.60616 / 1.64301	2.6636	0.0852	2.0400e-003	5.4024
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	2.66646 / 0.507897	2.3454	0.0871	2.0800e-003	5.1437
Total		5.0090	0.1724	4.1200e-003	10.5461

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.60616 / 1.64301	2.6636	0.0852	2.0400e-003	5.4024
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	2.66646 / 0.507897	2.3454	0.0871	2.0800e-003	5.1437
Total		5.0090	0.1724	4.1200e-003	10.5461

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	50.3215	2.9739	0.0000	124.6693
Unmitigated	50.3215	2.9739	0.0000	124.6693

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	18.4	3.7350	0.2207	0.0000	9.2534
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	229.5	46.5864	2.7532	0.0000	115.4159
Total		50.3215	2.9739	0.0000	124.6693

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	18.4	3.7350	0.2207	0.0000	9.2534
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	229.5	46.5864	2.7532	0.0000	115.4159
Total		50.3215	2.9739	0.0000	124.6693

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

11.0 Vegetation

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

Watsonville - Freedom Boulevard PM - Construction

Monterey Bay Unified APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	40.00	Dwelling Unit	1.00	40,000.00	114
Medical Office Building	21.25	1000sqft	1.38	21,250.00	0
Enclosed Parking with Elevator	138.00	Space	0.00	55,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Estimation of construction occurring in a single year. See Assumptions sheet

Construction Phase - custom to fit 260 working days (1 calendar year)

Demolition - per applicant provided data

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	213.00
tblConstructionPhase	NumDays	20.00	19.00
tblConstructionPhase	PhaseEndDate	1/11/2024	1/1/2024
tblConstructionPhase	PhaseEndDate	12/14/2023	12/4/2023

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

tblConstructionPhase	PhaseEndDate	1/27/2023	1/26/2023
tblConstructionPhase	PhaseEndDate	2/9/2023	2/8/2023
tblConstructionPhase	PhaseEndDate	12/28/2023	12/18/2023
tblConstructionPhase	PhaseEndDate	2/1/2023	1/31/2023
tblConstructionPhase	PhaseStartDate	12/29/2023	12/19/2023
tblConstructionPhase	PhaseStartDate	2/10/2023	2/9/2023
tblConstructionPhase	PhaseStartDate	2/2/2023	2/1/2023
tblConstructionPhase	PhaseStartDate	12/15/2023	12/5/2023
tblConstructionPhase	PhaseStartDate	1/28/2023	1/27/2023
tblLandUse	LotAcreage	1.05	1.00
tblLandUse	LotAcreage	0.49	1.38
tblLandUse	LotAcreage	1.24	0.00

2.0 Emissions Summary

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	82.1403	16.1235	16.2223	0.0330	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,242.2496	3,242.2496	0.7700	0.1315	3,296.4797
2024	82.1266	1.2422	2.1360	3.8500e-003	0.0986	0.0615	0.1601	0.0262	0.0615	0.0876	0.0000	372.4062	372.4062	0.0185	2.3500e-003	373.5685
Maximum	82.1403	16.1235	16.2223	0.0330	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,242.2496	3,242.2496	0.7700	0.1315	3,296.4797

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	82.1403	16.1235	16.2223	0.0330	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,242.2496	3,242.2496	0.7700	0.1315	3,296.4797
2024	82.1266	1.2422	2.1360	3.8500e-003	0.0986	0.0615	0.1601	0.0262	0.0615	0.0876	0.0000	372.4062	372.4062	0.0185	2.3500e-003	373.5685
Maximum	82.1403	16.1235	16.2223	0.0330	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,242.2496	3,242.2496	0.7700	0.1315	3,296.4797

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

2.2 Overall Operational

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	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Energy	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
Mobile	2.4689	2.5594	19.5102	0.0412	4.3737	0.0347	4.4084	1.1660	0.0324	1.1984		4,354.2407	4,354.2407	0.2785	0.2001	4,420.8197
Total	4.1441	2.7746	22.9370	0.0425	4.3737	0.0669	4.4407	1.1660	0.0646	1.2306	0.0000	4,579.2401	4,579.2401	0.2884	0.2041	4,647.2652

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	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Energy	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
Mobile	2.4689	2.5594	19.5102	0.0412	4.3737	0.0347	4.4084	1.1660	0.0324	1.1984		4,354.2407	4,354.2407	0.2785	0.2001	4,420.8197
Total	4.1441	2.7746	22.9370	0.0425	4.3737	0.0669	4.4407	1.1660	0.0646	1.2306	0.0000	4,579.2401	4,579.2401	0.2884	0.2041	4,647.2652

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/26/2023	5	19	
2	Site Preparation	Site Preparation	1/27/2023	1/31/2023	5	3	
3	Grading	Grading	2/1/2023	2/8/2023	5	6	
4	Building Construction	Building Construction	2/9/2023	12/4/2023	5	213	
5	Paving	Paving	12/5/2023	12/18/2023	5	10	
6	Architectural Coating	Architectural Coating	12/19/2023	1/1/2024	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 81,000; Residential Outdoor: 27,000; Non-Residential Indoor: 31,875; Non-Residential Outdoor: 10,625; Striped Parking Area: 3,312 (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	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

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	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	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	7.00	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
Demolition	5	13.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	59.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7978	0.0000	2.7978	0.4237	0.0000	0.4237			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	2.7978	0.6766	3.4744	0.4237	0.6328	1.0565		2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0324	1.7765	0.3794	7.6400e-003	0.2219	0.0162	0.2381	0.0608	0.0155	0.0763		816.9225	816.9225	9.1300e-003	0.1288	855.5205
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	0.0431	0.0286	0.3831	9.9000e-004	0.1068	6.7000e-004	0.1075	0.0283	6.2000e-004	0.0290		100.9312	100.9312	3.1900e-003	2.7500e-003	101.8313
Total	0.0755	1.8051	0.7625	8.6300e-003	0.3287	0.0168	0.3456	0.0892	0.0161	0.1053		917.8537	917.8537	0.0123	0.1315	957.3519

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7978	0.0000	2.7978	0.4237	0.0000	0.4237			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	2.7978	0.6766	3.4744	0.4237	0.6328	1.0565	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0324	1.7765	0.3794	7.6400e-003	0.2219	0.0162	0.2381	0.0608	0.0155	0.0763		816.9225	816.9225	9.1300e-003	0.1288	855.5205
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	0.0431	0.0286	0.3831	9.9000e-004	0.1068	6.7000e-004	0.1075	0.0283	6.2000e-004	0.0290		100.9312	100.9312	3.1900e-003	2.7500e-003	101.8313
Total	0.0755	1.8051	0.7625	8.6300e-003	0.3287	0.0168	0.3456	0.0892	0.0161	0.1053		917.8537	917.8537	0.0123	0.1315	957.3519

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.863 4	2,374.863 4	0.7681		2,394.065 4
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703		2,374.863 4	2,374.863 4	0.7681		2,394.065 4

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	0.0265	0.0176	0.2358	6.1000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		62.1115	62.1115	1.9600e-003	1.6900e-003	62.6654
Total	0.0265	0.0176	0.2358	6.1000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		62.1115	62.1115	1.9600e-003	1.6900e-003	62.6654

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4

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	0.0265	0.0176	0.2358	6.1000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		62.1115	62.1115	1.9600e-003	1.6900e-003	62.6654
Total	0.0265	0.0176	0.2358	6.1000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		62.1115	62.1115	1.9600e-003	1.6900e-003	62.6654

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807		1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0332	0.0220	0.2947	7.6000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		77.6394	77.6394	2.4500e-003	2.1200e-003	78.3318
Total	0.0332	0.0220	0.2947	7.6000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		77.6394	77.6394	2.4500e-003	2.1200e-003	78.3318

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0332	0.0220	0.2947	7.6000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		77.6394	77.6394	2.4500e-003	2.1200e-003	78.3318
Total	0.0332	0.0220	0.2947	7.6000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		77.6394	77.6394	2.4500e-003	2.1200e-003	78.3318

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0246	0.8333	0.2692	3.5100e-003	0.1152	5.5200e-003	0.1207	0.0332	5.2800e-003	0.0384		372.3871	372.3871	3.2700e-003	0.0547	388.7547
Worker	0.1957	0.1296	1.7387	4.4800e-003	0.4847	3.0600e-003	0.4877	0.1286	2.8200e-003	0.1314		458.0725	458.0725	0.0145	0.0125	462.1576
Total	0.2202	0.9630	2.0079	7.9900e-003	0.5998	8.5800e-003	0.6084	0.1617	8.1000e-003	0.1698		830.4596	830.4596	0.0177	0.0671	850.9122

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0246	0.8333	0.2692	3.5100e-003	0.1152	5.5200e-003	0.1207	0.0332	5.2800e-003	0.0384		372.3871	372.3871	3.2700e-003	0.0547	388.7547
Worker	0.1957	0.1296	1.7387	4.4800e-003	0.4847	3.0600e-003	0.4877	0.1286	2.8200e-003	0.1314		458.0725	458.0725	0.0145	0.0125	462.1576
Total	0.2202	0.9630	2.0079	7.9900e-003	0.5998	8.5800e-003	0.6084	0.1617	8.1000e-003	0.1698		830.4596	830.4596	0.0177	0.0671	850.9122

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.6 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.6 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.7 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	81.9088					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	82.1005	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	0.0398	0.0264	0.3536	9.1000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		93.1673	93.1673	2.9400e-003	2.5400e-003	93.9982
Total	0.0398	0.0264	0.3536	9.1000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		93.1673	93.1673	2.9400e-003	2.5400e-003	93.9982

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.7 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	81.9088					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	82.1005	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	0.0398	0.0264	0.3536	9.1000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		93.1673	93.1673	2.9400e-003	2.5400e-003	93.9982
Total	0.0398	0.0264	0.3536	9.1000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		93.1673	93.1673	2.9400e-003	2.5400e-003	93.9982

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	81.9088					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	82.0896	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0371	0.0234	0.3259	8.8000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		90.9582	90.9582	2.6500e-003	2.3500e-003	91.7242
Total	0.0371	0.0234	0.3259	8.8000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		90.9582	90.9582	2.6500e-003	2.3500e-003	91.7242

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	81.9088					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	82.0896	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0371	0.0234	0.3259	8.8000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		90.9582	90.9582	2.6500e-003	2.3500e-003	91.7242
Total	0.0371	0.0234	0.3259	8.8000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		90.9582	90.9582	2.6500e-003	2.3500e-003	91.7242

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4689	2.5594	19.5102	0.0412	4.3737	0.0347	4.4084	1.1660	0.0324	1.1984		4,354.2407	4,354.2407	0.2785	0.2001	4,420.8197
Unmitigated	2.4689	2.5594	19.5102	0.0412	4.3737	0.0347	4.4084	1.1660	0.0324	1.1984		4,354.2407	4,354.2407	0.2785	0.2001	4,420.8197

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	217.60	196.40	163.60	595,932	595,932
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	739.50	182.11	30.18	1,093,204	1,093,204
Total	957.10	378.51	193.78	1,689,137	1,689,137

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
NaturalGas Unmitigated	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	918.54	9.9100e-003	0.0847	0.0360	5.4000e-004		6.8400e-003	6.8400e-003		6.8400e-003	6.8400e-003		108.0636	108.0636	2.0700e-003	1.9800e-003	108.7057
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
Medical Office Building	943.151	0.0102	0.0925	0.0777	5.5000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		110.9589	110.9589	2.1300e-003	2.0300e-003	111.6183
Total		0.0201	0.1771	0.1137	1.0900e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0100e-003	220.3240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.91854	9.9100e-003	0.0847	0.0360	5.4000e-004		6.8400e-003	6.8400e-003		6.8400e-003	6.8400e-003		108.0636	108.0636	2.0700e-003	1.9800e-003	108.7057
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
Medical Office Building	0.943151	0.0102	0.0925	0.0777	5.5000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		110.9589	110.9589	2.1300e-003	2.0300e-003	111.6183
Total		0.0201	0.1771	0.1137	1.0900e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0100e-003	220.3240

6.0 Area Detail

6.1 Mitigation Measures Area

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Unmitigated	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

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	0.2244					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3303					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1005	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184		5.9769	5.9769	5.7800e-003		6.1215
Total	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2244					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3303					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1005	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184		5.9769	5.9769	5.7800e-003		6.1215
Total	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

7.0 Water Detail

7.1 Mitigation Measures Water

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

Watsonville - Freedom Boulevard PM - Construction

Monterey Bay Unified APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	40.00	Dwelling Unit	1.00	40,000.00	114
Medical Office Building	21.25	1000sqft	1.38	21,250.00	0
Enclosed Parking with Elevator	138.00	Space	0.00	55,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MW hr)	203.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Estimation of construction occurring in a single year. See Assumptions sheet

Construction Phase - custom to fit 260 working days (1 calendar year)

Demolition - per applicant provided data

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	213.00
tblConstructionPhase	NumDays	20.00	19.00
tblConstructionPhase	PhaseEndDate	1/11/2024	1/1/2024
tblConstructionPhase	PhaseEndDate	12/14/2023	12/4/2023

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

tblConstructionPhase	PhaseEndDate	1/27/2023	1/26/2023
tblConstructionPhase	PhaseEndDate	2/9/2023	2/8/2023
tblConstructionPhase	PhaseEndDate	12/28/2023	12/18/2023
tblConstructionPhase	PhaseEndDate	2/1/2023	1/31/2023
tblConstructionPhase	PhaseStartDate	12/29/2023	12/19/2023
tblConstructionPhase	PhaseStartDate	2/10/2023	2/9/2023
tblConstructionPhase	PhaseStartDate	2/2/2023	2/1/2023
tblConstructionPhase	PhaseStartDate	12/15/2023	12/5/2023
tblConstructionPhase	PhaseStartDate	1/28/2023	1/27/2023
tblLandUse	LotAcreage	1.05	1.00
tblLandUse	LotAcreage	0.49	1.38
tblLandUse	LotAcreage	1.24	0.00

2.0 Emissions Summary

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	82.1428	16.2326	16.2135	0.0328	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,237.8627	3,237.8627	0.7703	0.1321	3,292.2830
2024	82.1291	1.2480	2.1340	3.8000e-003	0.0986	0.0615	0.1601	0.0262	0.0615	0.0876	0.0000	367.5419	367.5419	0.0188	2.7300e-003	368.8264
Maximum	82.1428	16.2326	16.2135	0.0328	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,237.8627	3,237.8627	0.7703	0.1321	3,292.2830

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	82.1428	16.2326	16.2135	0.0328	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,237.8627	3,237.8627	0.7703	0.1321	3,292.2830
2024	82.1291	1.2480	2.1340	3.8000e-003	0.0986	0.0615	0.1601	0.0262	0.0615	0.0876	0.0000	367.5419	367.5419	0.0188	2.7300e-003	368.8264
Maximum	82.1428	16.2326	16.2135	0.0328	7.1647	0.6935	7.7696	3.4465	0.6489	4.0030	0.0000	3,237.8627	3,237.8627	0.7703	0.1321	3,292.2830

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Energy	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
Mobile	2.3054	2.9288	21.6390	0.0396	4.3737	0.0347	4.4085	1.1660	0.0324	1.1984		4,178.7689	4,178.7689	0.3166	0.2196	4,252.1085
Total	3.9807	3.1440	25.0658	0.0408	4.3737	0.0669	4.4407	1.1660	0.0647	1.2307	0.0000	4,403.7683	4,403.7683	0.3266	0.2236	4,478.5540

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	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Energy	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
Mobile	2.3054	2.9288	21.6390	0.0396	4.3737	0.0347	4.4085	1.1660	0.0324	1.1984		4,178.7689	4,178.7689	0.3166	0.2196	4,252.1085
Total	3.9807	3.1440	25.0658	0.0408	4.3737	0.0669	4.4407	1.1660	0.0647	1.2307	0.0000	4,403.7683	4,403.7683	0.3266	0.2236	4,478.5540

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/26/2023	5	19	
2	Site Preparation	Site Preparation	1/27/2023	1/31/2023	5	3	
3	Grading	Grading	2/1/2023	2/8/2023	5	6	
4	Building Construction	Building Construction	2/9/2023	12/4/2023	5	213	
5	Paving	Paving	12/5/2023	12/18/2023	5	10	
6	Architectural Coating	Architectural Coating	12/19/2023	1/1/2024	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 81,000; Residential Outdoor: 27,000; Non-Residential Indoor: 31,875; Non-Residential Outdoor: 10,625; Striped Parking Area: 3,312 (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	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

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	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	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	7.00	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
Demolition	5	13.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	59.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7978	0.0000	2.7978	0.4237	0.0000	0.4237			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	2.7978	0.6766	3.4744	0.4237	0.6328	1.0565		2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0303	1.8784	0.3864	7.6500e-003	0.2219	0.0162	0.2381	0.0608	0.0155	0.0763		817.9468	817.9468	9.0300e-003	0.1289	856.5912
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	0.0459	0.0357	0.3794	9.3000e-004	0.1068	6.7000e-004	0.1075	0.0283	6.2000e-004	0.0290		95.5200	95.5200	3.5900e-003	3.2000e-003	96.5639
Total	0.0762	1.9141	0.7658	8.5800e-003	0.3287	0.0169	0.3456	0.0892	0.0161	0.1053		913.4668	913.4668	0.0126	0.1321	953.1552

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7978	0.0000	2.7978	0.4237	0.0000	0.4237			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	2.7978	0.6766	3.4744	0.4237	0.6328	1.0565	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0303	1.8784	0.3864	7.6500e-003	0.2219	0.0162	0.2381	0.0608	0.0155	0.0763		817.9468	817.9468	9.0300e-003	0.1289	856.5912
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	0.0459	0.0357	0.3794	9.3000e-004	0.1068	6.7000e-004	0.1075	0.0283	6.2000e-004	0.0290		95.5200	95.5200	3.5900e-003	3.2000e-003	96.5639
Total	0.0762	1.9141	0.7658	8.5800e-003	0.3287	0.0169	0.3456	0.0892	0.0161	0.1053		913.4668	913.4668	0.0126	0.1321	953.1552

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.863 4	2,374.863 4	0.7681		2,394.065 4
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703		2,374.863 4	2,374.863 4	0.7681		2,394.065 4

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	0.0282	0.0220	0.2335	5.7000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.7816	58.7816	2.2100e-003	1.9700e-003	59.4240
Total	0.0282	0.0220	0.2335	5.7000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.7816	58.7816	2.2100e-003	1.9700e-003	59.4240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4

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	0.0282	0.0220	0.2335	5.7000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.7816	58.7816	2.2100e-003	1.9700e-003	59.4240
Total	0.0282	0.0220	0.2335	5.7000e-004	0.0657	4.2000e-004	0.0661	0.0174	3.8000e-004	0.0178		58.7816	58.7816	2.2100e-003	1.9700e-003	59.4240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807		1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0353	0.0275	0.2918	7.2000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		73.4770	73.4770	2.7600e-003	2.4600e-003	74.2799
Total	0.0353	0.0275	0.2918	7.2000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		73.4770	73.4770	2.7600e-003	2.4600e-003	74.2799

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0353	0.0275	0.2918	7.2000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		73.4770	73.4770	2.7600e-003	2.4600e-003	74.2799
Total	0.0353	0.0275	0.2918	7.2000e-004	0.0822	5.2000e-004	0.0827	0.0218	4.8000e-004	0.0223		73.4770	73.4770	2.7600e-003	2.4600e-003	74.2799

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0239	0.8825	0.2773	3.5200e-003	0.1152	5.5400e-003	0.1207	0.0332	5.3000e-003	0.0385		373.0625	373.0625	3.2100e-003	0.0548	389.4838
Worker	0.2081	0.1622	1.7217	4.2400e-003	0.4847	3.0600e-003	0.4877	0.1286	2.8200e-003	0.1314		433.5140	433.5140	0.0163	0.0145	438.2517
Total	0.2320	1.0446	1.9991	7.7600e-003	0.5998	8.6000e-003	0.6084	0.1617	8.1200e-003	0.1698		806.5765	806.5765	0.0195	0.0694	827.7355

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0239	0.8825	0.2773	3.5200e-003	0.1152	5.5400e-003	0.1207	0.0332	5.3000e-003	0.0385		373.0625	373.0625	3.2100e-003	0.0548	389.4838
Worker	0.2081	0.1622	1.7217	4.2400e-003	0.4847	3.0600e-003	0.4877	0.1286	2.8200e-003	0.1314		433.5140	433.5140	0.0163	0.0145	438.2517
Total	0.2320	1.0446	1.9991	7.7600e-003	0.5998	8.6000e-003	0.6084	0.1617	8.1200e-003	0.1698		806.5765	806.5765	0.0195	0.0694	827.7355

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.6 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.6 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	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414

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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.7 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	81.9088					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	82.1005	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	0.0423	0.0330	0.3502	8.6000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		88.1723	88.1723	3.3100e-003	2.9600e-003	89.1359
Total	0.0423	0.0330	0.3502	8.6000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		88.1723	88.1723	3.3100e-003	2.9600e-003	89.1359

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.7 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	81.9088					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	82.1005	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	0.0423	0.0330	0.3502	8.6000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		88.1723	88.1723	3.3100e-003	2.9600e-003	89.1359
Total	0.0423	0.0330	0.3502	8.6000e-004	0.0986	6.2000e-004	0.0992	0.0262	5.7000e-004	0.0267		88.1723	88.1723	3.3100e-003	2.9600e-003	89.1359

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	81.9088					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	82.0896	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0395	0.0292	0.3239	8.3000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		86.0938	86.0938	2.9900e-003	2.7300e-003	86.9822
Total	0.0395	0.0292	0.3239	8.3000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		86.0938	86.0938	2.9900e-003	2.7300e-003	86.9822

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	81.9088					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	82.0896	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0395	0.0292	0.3239	8.3000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		86.0938	86.0938	2.9900e-003	2.7300e-003	86.9822
Total	0.0395	0.0292	0.3239	8.3000e-004	0.0986	5.9000e-004	0.0992	0.0262	5.4000e-004	0.0267		86.0938	86.0938	2.9900e-003	2.7300e-003	86.9822

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive 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	2.3054	2.9288	21.6390	0.0396	4.3737	0.0347	4.4085	1.1660	0.0324	1.1984		4,178.7689	4,178.7689	0.3166	0.2196	4,252.1085
Unmitigated	2.3054	2.9288	21.6390	0.0396	4.3737	0.0347	4.4085	1.1660	0.0324	1.1984		4,178.7689	4,178.7689	0.3166	0.2196	4,252.1085

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	217.60	196.40	163.60	595,932	595,932
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	739.50	182.11	30.18	1,093,204	1,093,204
Total	957.10	378.51	193.78	1,689,137	1,689,137

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240
NaturalGas Unmitigated	0.0201	0.1771	0.1137	1.1000e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0200e-003	220.3240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	918.54	9.9100e-003	0.0847	0.0360	5.4000e-004		6.8400e-003	6.8400e-003		6.8400e-003	6.8400e-003		108.0636	108.0636	2.0700e-003	1.9800e-003	108.7057
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
Medical Office Building	943.151	0.0102	0.0925	0.0777	5.5000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		110.9589	110.9589	2.1300e-003	2.0300e-003	111.6183
Total		0.0201	0.1771	0.1137	1.0900e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0100e-003	220.3240

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.91854	9.9100e-003	0.0847	0.0360	5.4000e-004		6.8400e-003	6.8400e-003		6.8400e-003	6.8400e-003		108.0636	108.0636	2.0700e-003	1.9800e-003	108.7057
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
Medical Office Building	0.943151	0.0102	0.0925	0.0777	5.5000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		110.9589	110.9589	2.1300e-003	2.0300e-003	111.6183
Total		0.0201	0.1771	0.1137	1.0900e-003		0.0139	0.0139		0.0139	0.0139		219.0225	219.0225	4.2000e-003	4.0100e-003	220.3240

6.0 Area Detail

6.1 Mitigation Measures Area

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215
Unmitigated	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

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	0.2244					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3303					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1005	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184		5.9769	5.9769	5.7800e-003		6.1215
Total	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2244					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3303					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1005	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184		5.9769	5.9769	5.7800e-003		6.1215
Total	1.6552	0.0381	3.3131	1.8000e-004		0.0184	0.0184		0.0184	0.0184	0.0000	5.9769	5.9769	5.7800e-003	0.0000	6.1215

7.0 Water Detail

7.1 Mitigation Measures Water

Watsonville - Freedom Boulevard PM - Construction - Monterey Bay Unified APCD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Annual

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

Watsonville - Freedom Boulevard PM - Operation

Monterey Bay Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	85.00	1000sqft	5.50	85,000.00	0
Enclosed Parking with Elevator	550.00	Space	0.00	220,000.00	0
Apartments Mid Rise	160.00	Dwelling Unit	4.00	160,000.00	563

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4	Operational Year		2027	
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	386.83	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CCCE energy intensity factors-see Assumptions spreadsheet

Land Use - See assumptions spreadsheet

Construction Phase - Ooerational run only

Demolition - per applicant provided data

Vehicle Trips - default

Woodstoves - no fireplaces per MBARD rule

Area Mitigation -

Water Mitigation - 20% reduction per 2019 CalGreen

Fleet Mix - default

Energy Use - default

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Annual

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

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	160.00	0.00
tblLandUse	LotAcreage	1.95	5.50
tblLandUse	LotAcreage	4.95	0.00
tblLandUse	LotAcreage	4.21	4.00
tblLandUse	Population	458.00	563.00
tblProjectCharacteristics	CO2IntensityFactor	203.98	386.83

2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.3104	2.4805	2.9606	7.0400e-003	0.4436	0.1013	0.5448	0.1558	0.0949	0.2507	0.0000	634.8269	634.8269	0.0885	0.0269	645.0602
2024	1.6744	0.2822	0.4134	8.7000e-004	0.0281	0.0118	0.0398	7.5600e-003	0.0110	0.0186	0.0000	78.2858	78.2858	0.0129	2.5000e-003	79.3528
Maximum	1.6744	2.4805	2.9606	7.0400e-003	0.4436	0.1013	0.5448	0.1558	0.0949	0.2507	0.0000	634.8269	634.8269	0.0885	0.0269	645.0602

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.3104	2.4805	2.9606	7.0400e-003	0.4436	0.1013	0.5448	0.1558	0.0949	0.2507	0.0000	634.8265	634.8265	0.0885	0.0269	645.0599
2024	1.6744	0.2822	0.4134	8.7000e-004	0.0281	0.0118	0.0398	7.5600e-003	0.0110	0.0186	0.0000	78.2857	78.2857	0.0129	2.5000e-003	79.3528
Maximum	1.6744	2.4805	2.9606	7.0400e-003	0.4436	0.1013	0.5448	0.1558	0.0949	0.2507	0.0000	634.8265	634.8265	0.0885	0.0269	645.0599

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

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2023	3-31-2023	0.7539	0.7539
2	4-1-2023	6-30-2023	0.6706	0.6706
3	7-1-2023	9-30-2023	0.6780	0.6780
4	10-1-2023	12-31-2023	0.6901	0.6901
5	1-1-2024	3-31-2024	1.9444	1.9444
		Highest	1.9444	1.9444

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766
Energy	0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	719.6670	719.6670	0.0518	8.6000e-003	723.5251
Mobile	1.3516	1.6386	11.8447	0.0235	2.5118	0.0205	2.5323	0.6714	0.0192	0.6905	0.0000	2,248.5327	2,248.5327	0.1589	0.1130	2,286.1689
Waste						0.0000	0.0000		0.0000	0.0000	201.2858	0.0000	201.2858	11.8957	0.0000	498.6772
Water						0.0000	0.0000		0.0000	0.0000	6.6910	25.3077	31.9987	0.6894	0.0165	54.1472
Total	2.5513	1.7869	13.5842	0.0244	2.5118	0.0398	2.5517	0.6714	0.0385	0.7098	207.9769	2,996.2184	3,204.1953	12.7983	0.1381	3,565.2949

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766
Energy	0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	719.6670	719.6670	0.0518	8.6000e-003	723.5251
Mobile	1.3516	1.6386	11.8447	0.0235	2.5118	0.0205	2.5323	0.6714	0.0192	0.6905	0.0000	2,248.5327	2,248.5327	0.1589	0.1130	2,286.1689
Waste						0.0000	0.0000		0.0000	0.0000	201.2858	0.0000	201.2858	11.8957	0.0000	498.6772
Water						0.0000	0.0000		0.0000	0.0000	5.3528	21.3029	26.6557	0.5516	0.0132	44.3800
Total	2.5513	1.7869	13.5842	0.0244	2.5118	0.0398	2.5517	0.6714	0.0385	0.7098	206.6387	2,992.2136	3,198.8523	12.6605	0.1348	3,555.5277

	ROG	NOx	CO	SO2	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	0.64	0.13	0.17	1.08	2.38	0.27

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	

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

4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230
5	Paving	Paving	1/27/2024	2/23/2024	5	20
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 0

Residential Indoor: 324,000; Residential Outdoor: 108,000; Non-Residential Indoor: 127,500; Non-Residential Outdoor: 42,500; Striped Parking Area: 13,200 (Architectural Coating – sqft)

OffRoad Equipment

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

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

Architectural Coating	Air Compressors	1	6.00	78	0.48
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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
Demolition	6	15.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	235.00	67.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0266	0.0000	0.0266	4.0300e-003	0.0000	4.0300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301
Total	0.0227	0.2148	0.1964	3.9000e-004	0.0266	9.9800e-003	0.0366	4.0300e-003	9.2800e-003	0.0133	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301

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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0175	3.6300e-003	7.0000e-005	2.0500e-003	1.5000e-004	2.2000e-003	5.6000e-004	1.5000e-004	7.1000e-004	0.0000	7.0442	7.0442	8.0000e-005	1.1100e-003	7.3770
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139
Total	7.9000e-004	0.0179	7.8400e-003	8.0000e-005	3.2400e-003	1.6000e-004	3.4000e-003	8.8000e-004	1.6000e-004	1.0300e-003	0.0000	8.0478	8.0478	1.2000e-004	1.1400e-003	8.3909

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0266	0.0000	0.0266	4.0300e-003	0.0000	4.0300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300
Total	0.0227	0.2148	0.1964	3.9000e-004	0.0266	9.9800e-003	0.0366	4.0300e-003	9.2800e-003	0.0133	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300

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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0175	3.6300e-003	7.0000e-005	2.0500e-003	1.5000e-004	2.2000e-003	5.6000e-004	1.5000e-004	7.1000e-004	0.0000	7.0442	7.0442	8.0000e-005	1.1100e-003	7.3770
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139
Total	7.9000e-004	0.0179	7.8400e-003	8.0000e-005	3.2400e-003	1.6000e-004	3.4000e-003	8.8000e-004	1.6000e-004	1.0300e-003	0.0000	8.0478	8.0478	1.2000e-004	1.1400e-003	8.3909

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606

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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.3000e-004	2.5300e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6022	0.6022	2.0000e-005	2.0000e-005	0.6083
Total	2.9000e-004	2.3000e-004	2.5300e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6022	0.6022	2.0000e-005	2.0000e-005	0.6083

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.3000e-004	2.5300e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6022	0.6022	2.0000e-005	2.0000e-005	0.6083
Total	2.9000e-004	2.3000e-004	2.5300e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6022	0.6022	2.0000e-005	2.0000e-005	0.6083

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0708	7.7500e-003	0.0786	0.0343	7.1300e-003	0.0414	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

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3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139
Total	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0708	7.7500e-003	0.0786	0.0343	7.1300e-003	0.0414	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

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

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139
Total	4.9000e-004	3.8000e-004	4.2100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	1.0036	1.0036	4.0000e-005	3.0000e-005	1.0139

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425

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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.9900e-003	0.3580	0.1129	1.4500e-003	0.0464	2.2900e-003	0.0487	0.0134	2.1900e-003	0.0156	0.0000	139.9052	139.9052	1.2200e-003	0.0206	146.0602
Worker	0.0806	0.0618	0.6923	1.7800e-003	0.1963	1.2800e-003	0.1976	0.0522	1.1800e-003	0.0534	0.0000	165.0951	165.0951	5.8100e-003	5.1800e-003	166.7825
Total	0.0905	0.4198	0.8052	3.2300e-003	0.2427	3.5700e-003	0.2463	0.0656	3.3700e-003	0.0690	0.0000	305.0003	305.0003	7.0300e-003	0.0257	312.8428

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	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422

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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.9900e-003	0.3580	0.1129	1.4500e-003	0.0464	2.2900e-003	0.0487	0.0134	2.1900e-003	0.0156	0.0000	139.9052	139.9052	1.2200e-003	0.0206	146.0602
Worker	0.0806	0.0618	0.6923	1.7800e-003	0.1963	1.2800e-003	0.1976	0.0522	1.1800e-003	0.0534	0.0000	165.0951	165.0951	5.8100e-003	5.1800e-003	166.7825
Total	0.0905	0.4198	0.8052	3.2300e-003	0.2427	3.5700e-003	0.2463	0.0656	3.3700e-003	0.0690	0.0000	305.0003	305.0003	7.0300e-003	0.0257	312.8428

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

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

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1000e-004	0.0337	0.0104	1.4000e-004	4.4200e-003	2.2000e-004	4.6400e-003	1.2800e-003	2.1000e-004	1.4800e-003	0.0000	13.1178	13.1178	1.1000e-004	1.9300e-003	13.6951
Worker	7.1500e-003	5.2200e-003	0.0609	1.6000e-004	0.0187	1.2000e-004	0.0188	4.9700e-003	1.1000e-004	5.0800e-003	0.0000	15.3527	15.3527	5.0000e-004	4.6000e-004	15.5009
Total	8.0600e-003	0.0389	0.0713	3.0000e-004	0.0231	3.4000e-004	0.0235	6.2500e-003	3.2000e-004	6.5600e-003	0.0000	28.4706	28.4706	6.1000e-004	2.3900e-003	29.1960

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	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

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3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1000e-004	0.0337	0.0104	1.4000e-004	4.4200e-003	2.2000e-004	4.6400e-003	1.2800e-003	2.1000e-004	1.4800e-003	0.0000	13.1178	13.1178	1.1000e-004	1.9300e-003	13.6951
Worker	7.1500e-003	5.2200e-003	0.0609	1.6000e-004	0.0187	1.2000e-004	0.0188	4.9700e-003	1.1000e-004	5.0800e-003	0.0000	15.3527	15.3527	5.0000e-004	4.6000e-004	15.5009
Total	8.0600e-003	0.0389	0.0713	3.0000e-004	0.0231	3.4000e-004	0.0235	6.2500e-003	3.2000e-004	6.5600e-003	0.0000	28.4706	28.4706	6.1000e-004	2.3900e-003	29.1960

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.3000e-004	3.8900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9800	0.9800	3.0000e-005	3.0000e-005	0.9894
Total	4.6000e-004	3.3000e-004	3.8900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9800	0.9800	3.0000e-005	3.0000e-005	0.9894

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

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

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.3000e-004	3.8900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9800	0.9800	3.0000e-005	3.0000e-005	0.9894
Total	4.6000e-004	3.3000e-004	3.8900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9800	0.9800	3.0000e-005	3.0000e-005	0.9894

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.6380					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569
Total	1.6398	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569

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

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.0400e-003	0.0122	3.0000e-005	3.7400e-003	2.0000e-005	3.7600e-003	9.9000e-004	2.0000e-005	1.0200e-003	0.0000	3.0705	3.0705	1.0000e-004	9.0000e-005	3.1002
Total	1.4300e-003	1.0400e-003	0.0122	3.0000e-005	3.7400e-003	2.0000e-005	3.7600e-003	9.9000e-004	2.0000e-005	1.0200e-003	0.0000	3.0705	3.0705	1.0000e-004	9.0000e-005	3.1002

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.6380					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568
Total	1.6398	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.0400e-003	0.0122	3.0000e-005	3.7400e-003	2.0000e-005	3.7600e-003	9.9000e-004	2.0000e-005	1.0200e-003	0.0000	3.0705	3.0705	1.0000e-004	9.0000e-005	3.1002
Total	1.4300e-003	1.0400e-003	0.0122	3.0000e-005	3.7400e-003	2.0000e-005	3.7600e-003	9.9000e-004	2.0000e-005	1.0200e-003	0.0000	3.0705	3.0705	1.0000e-004	9.0000e-005	3.1002

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.3516	1.6386	11.8447	0.0235	2.5118	0.0205	2.5323	0.6714	0.0192	0.6905	0.0000	2,248,532 7	2,248,532 7	0.1589	0.1130	2,286.168 9
Unmitigated	1.3516	1.6386	11.8447	0.0235	2.5118	0.0205	2.5323	0.6714	0.0192	0.6905	0.0000	2,248,532 7	2,248,532 7	0.1589	0.1130	2,286.168 9

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	870.40	785.60	654.40	2,383,730	2,383,730
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	2,958.00	728.45	120.70	4,372,818	4,372,818
Total	3,828.40	1,514.05	775.10	6,756,547	6,756,547

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

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

Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	574.6205	574.6205	0.0490	5.9400e-003	577.6167
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	574.6205	574.6205	0.0490	5.9400e-003	577.6167
NaturalGas Mitigated	0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	145.0465	145.0465	2.7800e-003	2.6600e-003	145.9084
NaturalGas Unmitigated	0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	145.0465	145.0465	2.7800e-003	2.6600e-003	145.9084

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	1.34107e+006	7.2300e-003	0.0618	0.0263	3.9000e-004		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003	0.0000	71.5645	71.5645	1.3700e-003	1.3100e-003	71.9898
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
Medical Office Building	1.377e+006	7.4300e-003	0.0675	0.0567	4.1000e-004		5.1300e-003	5.1300e-003		5.1300e-003	5.1300e-003	0.0000	73.4820	73.4820	1.4100e-003	1.3500e-003	73.9186
Total		0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	145.0465	145.0465	2.7800e-003	2.6600e-003	145.9084

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	1.34107e+006	7.2300e-003	0.0618	0.0263	3.9000e-004		5.0000e-003	5.0000e-003		5.0000e-003	5.0000e-003	0.0000	71.5645	71.5645	1.3700e-003	1.3100e-003	71.9898
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
Medical Office Building	1.377e+006	7.4300e-003	0.0675	0.0567	4.1000e-004		5.1300e-003	5.1300e-003		5.1300e-003	5.1300e-003	0.0000	73.4820	73.4820	1.4100e-003	1.3500e-003	73.9186
Total		0.0147	0.1293	0.0830	8.0000e-004		0.0101	0.0101		0.0101	0.0101	0.0000	145.0465	145.0465	2.7800e-003	2.6600e-003	145.9084

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	618629	108.5466	9.2600e-003	1.1200e-003	109.1125
Enclosed Parking with Elevator	1.1968e+006	209.9943	0.0179	2.1700e-003	211.0892
Medical Office Building	1.45945e+006	256.0797	0.0219	2.6500e-003	257.4149
Total		574.6205	0.0490	5.9400e-003	577.6167

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	618629	108.5466	9.2600e-003	1.1200e-003	109.1125
Enclosed Parking with Elevator	1.1968e+006	209.9943	0.0179	2.1700e-003	211.0892
Medical Office Building	1.45945e+006	256.0797	0.0219	2.6500e-003	257.4149
Total		574.6205	0.0490	5.9400e-003	577.6167

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766
Unmitigated	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0502	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766
Total	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1638					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0502	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766
Total	1.1851	0.0191	1.6566	9.0000e-005		9.1800e-003	9.1800e-003		9.1800e-003	9.1800e-003	0.0000	2.7111	2.7111	2.6200e-003	0.0000	2.7766

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	26.6557	0.5516	0.0132	44.3800
Unmitigated	31.9987	0.6894	0.0165	54.1472

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	10.4246 / 6.57206	17.2408	0.3409	8.1600e-003	28.1958
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	10.6658 / 2.03159	14.7579	0.3485	8.3200e-003	25.9514
Total		31.9987	0.6894	0.0165	54.1472

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.33972 / 6.57206	14.5998	0.2728	6.5400e-003	23.3681
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	8.53268 / 2.03159	12.0559	0.2788	6.6600e-003	21.0119
Total		26.6557	0.5516	0.0132	44.3800

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	201.2858	11.8957	0.0000	498.6772
Unmitigated	201.2858	11.8957	0.0000	498.6772

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	73.6	14.9401	0.8829	0.0000	37.0136
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	918	186.3457	11.0127	0.0000	461.6636
Total		201.2858	11.8957	0.0000	498.6771

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	73.6	14.9401	0.8829	0.0000	37.0136
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	918	186.3457	11.0127	0.0000	461.6636
Total		201.2858	11.8957	0.0000	498.6771

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

11.0 Vegetation

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

Watsonville - Freedom Boulevard PM - Operation

Monterey Bay Unified APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	85.00	1000sqft	5.50	85,000.00	0
Enclosed Parking with Elevator	550.00	Space	0.00	220,000.00	0
Apartments Mid Rise	160.00	Dwelling Unit	4.00	160,000.00	563

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	386.83	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CCCE energy intensity factors-see Assumptions spreadsheet

Land Use - See assumptions spreadsheet

Construction Phase - Ooerational run only

Demolition - per applicant provided data

Vehicle Trips - default

Woodstoves - no fireplaces per MBARD rule

Area Mitigation -

Water Mitigation - 20% reduction per 2019 CalGreen

Fleet Mix - default

Energy Use - default

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	160.00	0.00
tblLandUse	LotAcreage	1.95	5.50
tblLandUse	LotAcreage	4.95	0.00
tblLandUse	LotAcreage	4.21	4.00
tblLandUse	Population	458.00	563.00
tblProjectCharacteristics	CO2IntensityFactor	203.98	386.83

2.0 Emissions Summary

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.7191	27.5637	24.2301	0.0586	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,847.379 1	5,847.379 1	1.1970	0.2652	5,943.353 9
2024	164.1268	17.1470	23.5707	0.0578	2.3843	0.6463	3.0306	0.6427	0.6081	1.2508	0.0000	5,781.841 5	5,781.841 5	0.7173	0.2581	5,875.478 5
Maximum	164.1268	27.5637	24.2301	0.0586	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,847.379 1	5,847.379 1	1.1970	0.2652	5,943.353 9

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.7191	27.5637	24.2301	0.0586	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,847.379 1	5,847.379 1	1.1970	0.2652	5,943.353 9
2024	164.1268	17.1470	23.5707	0.0578	2.3843	0.6463	3.0306	0.6427	0.6081	1.2508	0.0000	5,781.841 5	5,781.841 5	0.7173	0.2581	5,875.478 5
Maximum	164.1268	27.5637	24.2301	0.0586	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,847.379 1	5,847.379 1	1.1970	0.2652	5,943.353 9

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Energy	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
Mobile	9.8754	10.2376	78.0408	0.1648	17.4950	0.1388	17.6338	4.6641	0.1296	4.7937		17,416.9629	17,416.9629	1.1139	0.8002	17,683.2787
Total	16.5761	11.0985	91.7479	0.1699	17.4950	0.2677	17.7627	4.6641	0.2585	4.9226	0.0000	18,316.9601	18,316.9601	1.1538	0.8163	18,589.0601

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	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Energy	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
Mobile	9.8754	10.2376	78.0408	0.1648	17.4950	0.1388	17.6338	4.6641	0.1296	4.7937		17,416.9629	17,416.9629	1.1139	0.8002	17,683.2787
Total	16.5761	11.0985	91.7479	0.1699	17.4950	0.2677	17.7627	4.6641	0.2585	4.9226	0.0000	18,316.9601	18,316.9601	1.1538	0.8163	18,589.0601

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230	
5	Paving	Paving	1/27/2024	2/23/2024	5	20	
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 0

Residential Indoor: 324,000; Residential Outdoor: 108,000; Non-Residential Indoor: 127,500; Non-Residential Outdoor: 42,500; Striped Parking Area: 13,200 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	235.00	67.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6579	0.0000	2.6579	0.4025	0.0000	0.4025			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	2.6579	0.9975	3.6554	0.4025	0.9280	1.3305		3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.0308	1.6877	0.3605	7.2600e-003	0.2108	0.0154	0.2262	0.0578	0.0147	0.0725		776.0764	776.0764	8.6800e-003	0.1223	812.7445
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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0805	1.7207	0.8025	8.4000e-003	0.3341	0.0161	0.3502	0.0905	0.0154	0.1059		892.5355	892.5355	0.0124	0.1255	930.2422

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6579	0.0000	2.6579	0.4025	0.0000	0.4025			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	2.6579	0.9975	3.6554	0.4025	0.9280	1.3305	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.0308	1.6877	0.3605	7.2600e-003	0.2108	0.0154	0.2262	0.0578	0.0147	0.0725		776.0764	776.0764	8.6800e-003	0.1223	812.7445
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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0805	1.7207	0.8025	8.4000e-003	0.3341	0.0161	0.3502	0.0905	0.0154	0.1059		892.5355	892.5355	0.0124	0.1255	930.2422

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

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	0.0597	0.0396	0.5304	1.3700e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		139.7509	139.7509	4.4200e-003	3.8100e-003	140.9972
Total	0.0597	0.0396	0.5304	1.3700e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		139.7509	139.7509	4.4200e-003	3.8100e-003	140.9972

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

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	0.0597	0.0396	0.5304	1.3700e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		139.7509	139.7509	4.4200e-003	3.8100e-003	140.9972
Total	0.0597	0.0396	0.5304	1.3700e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		139.7509	139.7509	4.4200e-003	3.8100e-003	140.9972

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.0826	0.7749	7.8575	3.4247	0.7129	4.1377		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.0826	0.7749	7.8575	3.4247	0.7129	4.1377	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977
Total	0.0498	0.0330	0.4420	1.1400e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		116.4591	116.4591	3.6800e-003	3.1800e-003	117.4977

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0968	3.2843	1.0609	0.0138	0.4538	0.0218	0.4756	0.1307	0.0208	0.1515		1,467.6432	1,467.6432	0.0129	0.2154	1,532.1508
Worker	0.7794	0.5163	6.9252	0.0178	1.9305	0.0122	1.9427	0.5121	0.0112	0.5233		1,824.5260	1,824.5260	0.0577	0.0498	1,840.7971
Total	0.8762	3.8006	7.9861	0.0317	2.3843	0.0340	2.4183	0.6427	0.0321	0.6748		3,292.1692	3,292.1692	0.0706	0.2652	3,372.9478

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0968	3.2843	1.0609	0.0138	0.4538	0.0218	0.4756	0.1307	0.0208	0.1515		1,467.6432	1,467.6432	0.0129	0.2154	1,532.1508
Worker	0.7794	0.5163	6.9252	0.0178	1.9305	0.0122	1.9427	0.5121	0.0112	0.5233		1,824.5260	1,824.5260	0.0577	0.0498	1,840.7971
Total	0.8762	3.8006	7.9861	0.0317	2.3843	0.0340	2.4183	0.6427	0.0321	0.6748		3,292.1692	3,292.1692	0.0706	0.2652	3,372.9478

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0926	3.2456	1.0217	0.0136	0.4539	0.0215	0.4753	0.1307	0.0206	0.1512		1,444.8786	1,444.8786	0.0125	0.2121	1,508.4048
Worker	0.7258	0.4576	6.3822	0.0173	1.9305	0.0115	1.9420	0.5121	0.0106	0.5227		1,781.2639	1,781.2639	0.0519	0.0460	1,796.2661
Total	0.8184	3.7032	7.4039	0.0309	2.3843	0.0330	2.4173	0.6427	0.0312	0.6739		3,226.1426	3,226.1426	0.0644	0.2581	3,304.6709

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0926	3.2456	1.0217	0.0136	0.4539	0.0215	0.4753	0.1307	0.0206	0.1512		1,444.8786	1,444.8786	0.0125	0.2121	1,508.4048
Worker	0.7258	0.4576	6.3822	0.0173	1.9305	0.0115	1.9420	0.5121	0.0106	0.5227		1,781.2639	1,781.2639	0.0519	0.0460	1,796.2661
Total	0.8184	3.7032	7.4039	0.0309	2.3843	0.0330	2.4173	0.6427	0.0312	0.6739		3,226.1426	3,226.1426	0.0644	0.2581	3,304.6709

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0463	0.0292	0.4074	1.1000e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		113.6977	113.6977	3.3100e-003	2.9400e-003	114.6553
Total	0.0463	0.0292	0.4074	1.1000e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		113.6977	113.6977	3.3100e-003	2.9400e-003	114.6553

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0463	0.0292	0.4074	1.1000e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		113.6977	113.6977	3.3100e-003	2.9400e-003	114.6553
Total	0.0463	0.0292	0.4074	1.1000e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		113.6977	113.6977	3.3100e-003	2.9400e-003	114.6553

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	163.8009					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	163.9817	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1452	0.0915	1.2764	3.4500e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		356.2528	356.2528	0.0104	9.2000e-003	359.2532
Total	0.1452	0.0915	1.2764	3.4500e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		356.2528	356.2528	0.0104	9.2000e-003	359.2532

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	163.8009					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	163.9817	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1452	0.0915	1.2764	3.4500e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		356.2528	356.2528	0.0104	9.2000e-003	359.2532
Total	0.1452	0.0915	1.2764	3.4500e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		356.2528	356.2528	0.0104	9.2000e-003	359.2532

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8754	10.2376	78.0408	0.1648	17.4950	0.1388	17.6338	4.6641	0.1296	4.7937		17,416.96 29	17,416.96 29	1.1139	0.8002	17,683.27 87
Unmitigated	9.8754	10.2376	78.0408	0.1648	17.4950	0.1388	17.6338	4.6641	0.1296	4.7937		17,416.96 29	17,416.96 29	1.1139	0.8002	17,683.27 87

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	870.40	785.60	654.40	2,383,730	2,383,730
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	2,958.00	728.45	120.70	4,372,818	4,372,818
Total	3,828.40	1,514.05	775.10	6,756,547	6,756,547

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
NaturalGas Unmitigated	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	3674.16	0.0396	0.3386	0.1441	2.1600e-003		0.0274	0.0274		0.0274	0.0274		432.2543	432.2543	8.2800e-003	7.9200e-003	434.8229
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
Medical Office Building	3772.6	0.0407	0.3699	0.3107	2.2200e-003		0.0281	0.0281		0.0281	0.0281		443.8356	443.8356	8.5100e-003	8.1400e-003	446.4731
Total		0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	3.67416	0.0396	0.3386	0.1441	2.1600e-003		0.0274	0.0274		0.0274	0.0274		432.2543	432.2543	8.2800e-003	7.9200e-003	434.8229
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
Medical Office Building	3.7726	0.0407	0.3699	0.3107	2.2200e-003		0.0281	0.0281		0.0281	0.0281		443.8356	443.8356	8.5100e-003	8.1400e-003	446.4731
Total		0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Unmitigated	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

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	0.8975					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4019	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734		23.9073	23.9073	0.0231		24.4854
Total	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.8975					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4019	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734		23.9073	23.9073	0.0231		24.4854
Total	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

Watsonville - Freedom Boulevard PM - Operation

Monterey Bay Unified APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	85.00	1000sqft	5.50	85,000.00	0
Enclosed Parking with Elevator	550.00	Space	0.00	220,000.00	0
Apartments Mid Rise	160.00	Dwelling Unit	4.00	160,000.00	563

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2027
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	386.83	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CCCE energy intensity factors-see Assumptions spreadsheet

Land Use - See assumptions spreadsheet

Construction Phase - Ooerational run only

Demolition - per applicant provided data

Vehicle Trips - default

Woodstoves - no fireplaces per MBARD rule

Area Mitigation -

Water Mitigation - 20% reduction per 2019 CalGreen

Fleet Mix - default

Energy Use - default

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	160.00	0.00
tblLandUse	LotAcreage	1.95	5.50
tblLandUse	LotAcreage	4.95	0.00
tblLandUse	LotAcreage	4.21	4.00
tblLandUse	Population	458.00	563.00
tblProjectCharacteristics	CO2IntensityFactor	203.98	386.83

2.0 Emissions Summary

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.7229	27.5736	24.1947	0.0577	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,752.223 3	5,752.223 3	1.1975	0.2740	5,851.009 3
2024	164.1365	17.4525	23.5635	0.0569	2.3843	0.6464	3.0307	0.6427	0.6081	1.2509	0.0000	5,689.254 5	5,689.254 5	0.7177	0.2663	5,785.486 5
Maximum	164.1365	27.5736	24.1947	0.0577	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,752.223 3	5,752.223 3	1.1975	0.2740	5,851.009 3

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.7229	27.5736	24.1947	0.0577	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,752.223 3	5,752.223 3	1.1975	0.2740	5,851.009 3
2024	164.1365	17.4525	23.5635	0.0569	2.3843	0.6464	3.0307	0.6427	0.6081	1.2509	0.0000	5,689.254 5	5,689.254 5	0.7177	0.2663	5,785.486 5
Maximum	164.1365	27.5736	24.1947	0.0577	19.8049	1.2670	21.0718	10.1417	1.1656	11.3073	0.0000	5,752.223 3	5,752.223 3	1.1975	0.2740	5,851.009 3

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Energy	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
Mobile	9.2217	11.7151	86.5559	0.1582	17.4950	0.1389	17.6338	4.6641	0.1297	4.7938		16,715.0755	16,715.0755	1.2663	0.8782	17,008.4340
Total	15.9224	12.5760	100.2630	0.1633	17.4950	0.2678	17.7627	4.6641	0.2586	4.9227	0.0000	17,615.0727	17,615.0727	1.3062	0.8943	17,914.2155

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	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Energy	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
Mobile	9.2217	11.7151	86.5559	0.1582	17.4950	0.1389	17.6338	4.6641	0.1297	4.7938		16,715.0755	16,715.0755	1.2663	0.8782	17,008.4340
Total	15.9224	12.5760	100.2630	0.1633	17.4950	0.2678	17.7627	4.6641	0.2586	4.9227	0.0000	17,615.0727	17,615.0727	1.3062	0.8943	17,914.2155

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230	
5	Paving	Paving	1/27/2024	2/23/2024	5	20	
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 0

Residential Indoor: 324,000; Residential Outdoor: 108,000; Non-Residential Indoor: 127,500; Non-Residential Outdoor: 42,500; Striped Parking Area: 13,200 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	241.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	235.00	67.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6579	0.0000	2.6579	0.4025	0.0000	0.4025			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	2.6579	0.9975	3.6554	0.4025	0.9280	1.3305		3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.0288	1.7845	0.3671	7.2700e-003	0.2108	0.0154	0.2262	0.0578	0.0147	0.0725		777.0494	777.0494	8.5800e-003	0.1225	813.7617
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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0817	1.8257	0.8048	8.3500e-003	0.3341	0.0162	0.3502	0.0905	0.0154	0.1059		887.2649	887.2649	0.0127	0.1262	925.1816

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6579	0.0000	2.6579	0.4025	0.0000	0.4025			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	2.6579	0.9975	3.6554	0.4025	0.9280	1.3305	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.0288	1.7845	0.3671	7.2700e-003	0.2108	0.0154	0.2262	0.0578	0.0147	0.0725		777.0494	777.0494	8.5800e-003	0.1225	813.7617
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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0817	1.8257	0.8048	8.3500e-003	0.3341	0.0162	0.3502	0.0905	0.0154	0.1059		887.2649	887.2649	0.0127	0.1262	925.1816

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

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	0.0635	0.0495	0.5253	1.2900e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.2585	132.2585	4.9700e-003	4.4300e-003	133.7039
Total	0.0635	0.0495	0.5253	1.2900e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.2585	132.2585	4.9700e-003	4.4300e-003	133.7039

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

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	0.0635	0.0495	0.5253	1.2900e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.2585	132.2585	4.9700e-003	4.4300e-003	133.7039
Total	0.0635	0.0495	0.5253	1.2900e-003	0.1479	9.3000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.2585	132.2585	4.9700e-003	4.4300e-003	133.7039

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.0826	0.7749	7.8575	3.4247	0.7129	4.1377		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.0826	0.7749	7.8575	3.4247	0.7129	4.1377	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199
Total	0.0529	0.0412	0.4377	1.0800e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.2154	110.2154	4.1400e-003	3.6900e-003	111.4199

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0941	3.4779	1.0930	0.0139	0.4538	0.0218	0.4757	0.1307	0.0209	0.1516		1,470.3050	1,470.3050	0.0126	0.2161	1,535.0245
Worker	0.8288	0.6459	6.8577	0.0169	1.9305	0.0122	1.9427	0.5121	0.0112	0.5233		1,726.7084	1,726.7084	0.0649	0.0579	1,745.5787
Total	0.9229	4.1238	7.9507	0.0307	2.3843	0.0340	2.4184	0.6427	0.0321	0.6748		3,197.0134	3,197.0134	0.0775	0.2740	3,280.6032

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0941	3.4779	1.0930	0.0139	0.4538	0.0218	0.4757	0.1307	0.0209	0.1516		1,470.3050	1,470.3050	0.0126	0.2161	1,535.0245
Worker	0.8288	0.6459	6.8577	0.0169	1.9305	0.0122	1.9427	0.5121	0.0112	0.5233		1,726.7084	1,726.7084	0.0649	0.0579	1,745.5787
Total	0.9229	4.1238	7.9507	0.0307	2.3843	0.0340	2.4184	0.6427	0.0321	0.6748		3,197.0134	3,197.0134	0.0775	0.2740	3,280.6032

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0897	3.4364	1.0541	0.0137	0.4539	0.0216	0.4754	0.1307	0.0206	0.1513		1,447.5520	1,447.5520	0.0123	0.2128	1,511.2783
Worker	0.7739	0.5723	6.3426	0.0163	1.9305	0.0115	1.9420	0.5121	0.0106	0.5227		1,686.0036	1,686.0036	0.0586	0.0535	1,703.4005
Total	0.8636	4.0087	7.3967	0.0300	2.3843	0.0331	2.4174	0.6427	0.0312	0.6740		3,133.5556	3,133.5556	0.0708	0.2663	3,214.6788

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0897	3.4364	1.0541	0.0137	0.4539	0.0216	0.4754	0.1307	0.0206	0.1513		1,447.5520	1,447.5520	0.0123	0.2128	1,511.2783
Worker	0.7739	0.5723	6.3426	0.0163	1.9305	0.0115	1.9420	0.5121	0.0106	0.5227		1,686.0036	1,686.0036	0.0586	0.0535	1,703.4005
Total	0.8636	4.0087	7.3967	0.0300	2.3843	0.0331	2.4174	0.6427	0.0312	0.6740		3,133.5556	3,133.5556	0.0708	0.2663	3,214.6788

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0494	0.0365	0.4049	1.0400e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		107.6173	107.6173	3.7400e-003	3.4100e-003	108.7277
Total	0.0494	0.0365	0.4049	1.0400e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		107.6173	107.6173	3.7400e-003	3.4100e-003	108.7277

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0494	0.0365	0.4049	1.0400e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		107.6173	107.6173	3.7400e-003	3.4100e-003	108.7277
Total	0.0494	0.0365	0.4049	1.0400e-003	0.1232	7.4000e-004	0.1240	0.0327	6.8000e-004	0.0334		107.6173	107.6173	3.7400e-003	3.4100e-003	108.7277

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	163.8009					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	163.9817	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1548	0.1145	1.2685	3.2700e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		337.2007	337.2007	0.0117	0.0107	340.6801
Total	0.1548	0.1145	1.2685	3.2700e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		337.2007	337.2007	0.0117	0.0107	340.6801

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	163.8009					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	163.9817	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1548	0.1145	1.2685	3.2700e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		337.2007	337.2007	0.0117	0.0107	340.6801
Total	0.1548	0.1145	1.2685	3.2700e-003	0.3861	2.3000e-003	0.3884	0.1024	2.1200e-003	0.1045		337.2007	337.2007	0.0117	0.0107	340.6801

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive 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	9.2217	11.7151	86.5559	0.1582	17.4950	0.1389	17.6338	4.6641	0.1297	4.7938		16,715.0755	16,715.0755	1.2663	0.8782	17,008.4340
Unmitigated	9.2217	11.7151	86.5559	0.1582	17.4950	0.1389	17.6338	4.6641	0.1297	4.7938		16,715.0755	16,715.0755	1.2663	0.8782	17,008.4340

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	870.40	785.60	654.40	2,383,730	2,383,730
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	2,958.00	728.45	120.70	4,372,818	4,372,818
Total	3,828.40	1,514.05	775.10	6,756,547	6,756,547

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
Apartments Mid Rise	10.80	7.30	7.50	44.00	18.80	37.20	86	11	3
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Enclosed Parking with Elevator	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200
Medical Office Building	0.528356	0.053553	0.192311	0.140981	0.025845	0.006434	0.010672	0.009485	0.001155	0.000563	0.026223	0.001221	0.003200

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960
NaturalGas Unmitigated	0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	3674.16	0.0396	0.3386	0.1441	2.1600e-003		0.0274	0.0274		0.0274	0.0274		432.2543	432.2543	8.2800e-003	7.9200e-003	434.8229
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
Medical Office Building	3772.6	0.0407	0.3699	0.3107	2.2200e-003		0.0281	0.0281		0.0281	0.0281		443.8356	443.8356	8.5100e-003	8.1400e-003	446.4731
Total		0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	3.67416	0.0396	0.3386	0.1441	2.1600e-003		0.0274	0.0274		0.0274	0.0274		432.2543	432.2543	8.2800e-003	7.9200e-003	434.8229
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
Medical Office Building	3.7726	0.0407	0.3699	0.3107	2.2200e-003		0.0281	0.0281		0.0281	0.0281		443.8356	443.8356	8.5100e-003	8.1400e-003	446.4731
Total		0.0803	0.7085	0.4548	4.3800e-003		0.0555	0.0555		0.0555	0.0555		876.0899	876.0899	0.0168	0.0161	881.2960

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854
Unmitigated	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

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	0.8975					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4019	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734		23.9073	23.9073	0.0231		24.4854
Total	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.8975					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.4019	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734		23.9073	23.9073	0.0231		24.4854
Total	6.6204	0.1525	13.2524	7.0000e-004		0.0734	0.0734		0.0734	0.0734	0.0000	23.9073	23.9073	0.0231	0.0000	24.4854

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Watsonville - Freedom Boulevard PM - Operation - Monterey Bay Unified APCD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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
