

APPENDIX A – AIR QUALITY MODEL RUN OUTPUTS



Everett Street Terraces - Ventura County, Summer

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

Everett Street Terraces

Ventura County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	156.00	Space	1.40	28,080.00	0
Recreational Swimming Pool	5.00	1000sqft	0.11	5,000.00	0
Condo/Townhouse High Rise	60.00	Dwelling Unit	0.94	71,423.00	184

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2024

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	390.98	CH4 Intensity (lb/MW/hr)	0.033	N2O Intensity (lb/MW/hr)	0.004
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 60 condos 71,423 sqft. 156 parking spaces 28,080 sqft. 5.0 TSF Rec Swim Pool (Common Area) (Lobby 225 sqft+Office 137 sqft+Change Rooms 330 sqft) Lot Size 2.438 acres

Construction Phase - Site Prep extended to 10 days and Grading extended to 40 days. Paving and Architectural Coating would occur concurrently over 50 days
Grading - Export of 1,174 cu yds of dirt

Vehicle Trips - Daily Trip Rate set to match TIA

Mobile Land Use Mitigation - Improve Ped Network Onsite and Connecting Offsite. 250 feet (0.05 mile) from Civic Center Bus Stop

Energy Mitigation - Solar PV System = 3.6 kW System. 8 hr per day. 1.2 DC to AC conversion. Total 24 kWh per day = 8,760 kWhr per year

Water Mitigation - Install Low-Flow fixtures and Use Water-Efficient Irrigation Systems

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	50.00
tblConstructionPhase	NumDays	6.00	40.00
tblConstructionPhase	NumDays	10.00	50.00
tblConstructionPhase	NumDays	3.00	10.00
tblGrading	MaterialExported	0.00	1,174.00
tblLandUse	LandUseSquareFeet	62,400.00	28,080.00
tblLandUse	LandUseSquareFeet	60,000.00	71,423.00
tblVehicleTrips	ST_TR	4.91	5.82
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	4.09	5.82
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	5.44	5.82
tblVehicleTrips	WD_TR	28.82	0.00

2.0 Emissions Summary

Everett Street Terraces - Ventura County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	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																
2023	1.8896	14.9264	15.8395	0.0313	7.2330	0.6189	7.8411	3.4647	0.5930	4.0242	0.0000	2,939.5575	2,939.5575	0.7698	0.0468	2,964.8648
2024	15.9023	13.3669	15.6252	0.0311	0.5494	0.5432	1.0926	0.1476	0.5201	0.6677	0.0000	2,926.6332	2,926.6332	0.5629	0.0455	2,951.3788
Maximum	15.9023	14.9264	15.8395	0.0313	7.2330	0.6189	7.8411	3.4647	0.5930	4.0242	0.0000	2,939.5575	2,939.5575	0.7698	0.0468	2,964.8648

Mitigated Construction

Year	ROG	NOx	CO	SO2	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																
2023	1.8896	14.9264	15.8395	0.0313	7.2330	0.6189	7.8411	3.4647	0.5930	4.0242	0.0000	2,939.5575	2,939.5575	0.7698	0.0468	2,964.8648
2024	15.9023	13.3669	15.6252	0.0311	0.5494	0.5432	1.0926	0.1476	0.5201	0.6677	0.0000	2,926.6332	2,926.6332	0.5629	0.0455	2,951.3788
Maximum	15.9023	14.9264	15.8395	0.0313	7.2330	0.6189	7.8411	3.4647	0.5930	4.0242	0.0000	2,939.5575	2,939.5575	0.7698	0.0468	2,964.8648

Everett Street Terraces - Ventura County, Summer

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

2.2 Overall Operational

Unmitigated Operational

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																
Area	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Energy	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
Mobile	1.0199	1.0801	8.9264	0.0189	2.0337	0.0147	2.0485	0.5422	0.0138	0.5559		1,957.9440	1,957.9440	0.1246	0.0857	1,986.6114
Total	2.9461	1.3061	13.9627	0.0203	2.0337	0.0559	2.0896	0.5422	0.0549	0.5970	0.0000	2,182.5176	2,182.5176	0.1374	0.0897	2,212.6824

Mitigated Operational

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																
Area	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Energy	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
Mobile	0.9051	0.8681	7.1376	0.0144	1.5364	0.0115	1.5479	0.4096	0.0107	0.4203		1,491.1439	1,491.1439	0.1039	0.0696	1,514.4796
Total	2.8312	1.0941	12.1739	0.0158	1.5364	0.0526	1.5890	0.4096	0.0518	0.4614	0.0000	1,715.7174	1,715.7174	0.1167	0.0735	1,740.5506

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

Phase	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.90	16.23	12.81	22.26	24.46	5.85	23.96	24.46	5.56	22.72	0.00	21.39	21.39	15.08	18.01	21.34

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/29/2023	5/12/2023	5	10	
2	Grading	Grading	5/13/2023	7/8/2023	5	40	
3	Building Construction	Building Construction	7/9/2023	5/10/2024	5	220	
4	Paving	Paving	5/11/2024	7/21/2024	5	50	
5	Architectural Coating	Architectural Coating	5/11/2024	7/21/2024	5	50	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 40

Acres of Paving: 1.4

Residential Indoor: 144,632; Residential Outdoor: 48,211; Non-Residential Indoor: 1,038; Non-Residential Outdoor: 346; Striped Parking Area: 1,685 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Air Compressors		1	6.00	78	0.48
Cement and Mortar Mixers		1	8.00	9	0.56
Cranes		1	8.00	231	0.29
Forklifts		2	7.00	89	0.20
Generator Sets		1	8.00	84	0.74
Graders		1	8.00	187	0.41

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	Graders	1	8.00	187	0.41
	Pavers	1	8.00	130	0.42
	Paving Equipment	1	8.00	132	0.36
	Rollers	2	8.00	80	0.38
	Rubber Tired Dozers	1	8.00	247	0.40
	Scrapers	1	8.00	367	0.48
	Tractors/Loaders/Backhoes	1	6.00	97	0.37
	Tractors/Loaders/Backhoes	2	7.00	97	0.37
	Tractors/Loaders/Backhoes	1	8.00	97	0.37
	Tractors/Loaders/Backhoes	1	7.00	97	0.37
	Welders	3	8.00	46	0.45
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
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
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
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
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
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
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	147.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	57.00	12.00	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	11.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

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																
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7620	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7620	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703		2,374.8634	2,374.8634	0.7681		2,394.0654

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3.2 Site Preparation - 2023

Unmitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0230	0.0142	0.2054	5.6000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	57.3879	57.3879	57.3879	1.6800e-003	1.5000e-003	57.8766
Total	0.0230	0.0142	0.2054	5.6000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	57.3879	57.3879	57.3879	1.6800e-003	1.5000e-003	57.8766

Mitigated Construction On-Site

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																
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	0.4985	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654

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3.2 Site Preparation - 2023

Mitigated Construction Off-Site

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															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0230	0.0142	0.2054	5.6000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	57.3879	57.3879	57.3879	1.6800e-003	1.5000e-003	57.8766
Total	0.0230	0.0142	0.2054	5.6000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	57.3879	57.3879	57.3879	1.6800e-003	1.5000e-003	57.8766

3.3 Grading - 2023

Unmitigated Construction On-Site

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															
Fugitive Dust					7.0867	0.0000	7.0867	3.4254	0.0000	3.4254			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044	0.5560	0.5560	0.5560	1,995.614 ₇	1,995.614 ₇	1,995.614 ₇	0.6454		2,011.750 ₃
Total	1.3330	14.4676	8.7038	0.0206	7.0867	0.6044	7.6911	3.4254	0.5560	3.9814	1,995.614₇	1,995.614₇	1,995.614₇	0.6454		2,011.750₃

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3.3 Grading - 2023

Unmitigated Construction Off-Site

lb/day																
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
Hauling	7.4200e-003	0.4410	0.1255	2.0700e-003	0.0642	3.2500e-003	0.0674	0.0176	3.1000e-003	0.0207		230.0164	230.0164	0.0157	0.0366	241.3259
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	0.0288	0.0178	0.2568	7.0000e-004	0.0822	4.5000e-004	0.0826	0.0218	4.1000e-004	0.0222		71.7349	71.7349	2.1000e-003	1.8700e-003	72.3458
Total	0.0362	0.4587	0.3823	2.7700e-003	0.1463	3.7000e-003	0.1500	0.0394	3.5100e-003	0.0429		301.7513	301.7513	0.0178	0.0385	313.6717

Mitigated Construction On-Site

lb/day																
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
Fugitive Dust					7.0867	0.0000	7.0867	3.4254	0.0000	3.4254			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.614 ₇	1,995.614 ₇	0.6454		2,011.750 ₃
Total	1.3330	14.4676	8.7038	0.0206	7.0867	0.6044	7.6911	3.4254	0.5560	3.9814	0.0000	1,995.614₇	1,995.614₇	0.6454		2,011.750₃

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3.3 Grading - 2023

Mitigated Construction Off-Site

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															
Hauling	7.4200e-003	0.4410	0.1255	2.0700e-003	0.0642	3.2500e-003	0.0674	0.0176	3.1000e-003	0.0207		230.0164	230.0164	0.0157	0.0366	241.3259
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	0.0288	0.0178	0.2568	7.0000e-004	0.0822	4.5000e-004	0.0826	0.0218	4.1000e-004	0.0222		71.7349	71.7349	2.1000e-003	1.8700e-003	72.3458
Total	0.0362	0.4587	0.3823	2.7700e-003	0.1463	3.7000e-003	0.1500	0.0394	3.5100e-003	0.0429		301.7513	301.7513	0.0178	0.0385	313.6717

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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															
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

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

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															
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	0.0119	0.4547	0.1615	2.2200e-003	0.0812	2.7000e-003	0.0839	0.0234	2.5800e-003	0.0260		241.1456	241.1456	9.9200e-003	0.0361	252.1460
Worker	0.1640	0.1014	1.4635	4.0000e-003	0.4682	2.5400e-003	0.4708	0.1242	2.3400e-003	0.1265		408.8887	408.8887	0.0120	0.0107	412.3710
Total	0.1759	0.5560	1.6251	6.2200e-003	0.5494	5.2400e-003	0.5547	0.1476	4.9200e-003	0.1525		650.0342	650.0342	0.0219	0.0468	664.5170

Mitigated Construction On-Site

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															
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

Everett Street Terraces - Ventura County, Summer

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

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															
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	0.0119	0.4547	0.1615	2.2200e-003	0.0812	2.7000e-003	0.0839	0.0234	2.5800e-003	0.0260	241.1456	241.1456	241.1456	9.9200e-003	0.0361	252.1460
Worker	0.1640	0.1014	1.4635	4.0000e-003	0.4682	2.5400e-003	0.4708	0.1242	2.3400e-003	0.1265	408.8887	408.8887	408.8887	0.0120	0.0107	412.3710
Total	0.1759	0.5560	1.6251	6.2200e-003	0.5494	5.2400e-003	0.5547	0.1476	4.9200e-003	0.1525		650.0342	650.0342	0.0219	0.0468	664.5170

3.4 Building Construction - 2024

Unmitigated Construction On-Site

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															
Off-Road	1.5971	12.8235	14.1002	0.0250	0.5381	0.5381	0.5381	0.5153	0.5153	0.5153	2,289.654	2,289.654	2,289.654	0.4265		2,300.315
Total	1.5971	12.8235	14.1002	0.0250	0.5381	0.5381	0.5381	0.5153	0.5153	0.5153		2,289.654	2,289.654	0.4265		2,300.315

Everett Street Terraces - Ventura County, Summer

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

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

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															
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	0.0116	0.4525	0.1607	2.1900e-003	0.0812	2.7100e-003	0.0839	0.0234	2.5900e-003	0.0260		237.5041	237.5041	0.0102	0.0355	248.3461
Worker	0.1532	0.0910	1.3643	3.8700e-003	0.4682	2.4300e-003	0.4707	0.1242	2.2400e-003	0.1264		399.4750	399.4750	0.0109	9.9600e-003	402.7173
Total	0.1649	0.5435	1.5251	6.0600e-003	0.5494	5.1400e-003	0.5546	0.1476	4.8300e-003	0.1524		636.9791	636.9791	0.0211	0.0455	651.0634

Mitigated Construction On-Site

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															
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381	0.5153	0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381	0.5153	0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Everett Street Terraces - Ventura County, Summer

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

3.4 Building Construction - 2024

Mitigated Construction Off-Site

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															
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	0.0116	0.4525	0.1607	2.1900e-003	0.0812	2.7100e-003	0.0839	0.0234	2.5900e-003	0.0260		237.5041	237.5041	0.0102	0.0355	248.3461
Worker	0.1532	0.0910	1.3643	3.8700e-003	0.4682	2.4300e-003	0.4707	0.1242	2.2400e-003	0.1264		399.4750	399.4750	0.0109	9.9600e-003	402.7173
Total	0.1649	0.5435	1.5251	6.0600e-003	0.5494	5.1400e-003	0.5546	0.1476	4.8300e-003	0.1524		636.9791	636.9791	0.0211	0.0455	651.0634

3.5 Paving - 2024

Unmitigated Construction On-Site

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															
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Everett Street Terraces - Ventura County, Summer

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

3.5 Paving - 2024

Unmitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0403	0.0239	0.3590	1.0200e-003	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333		105.1250	105.1250	2.8800e-003	2.6200e-003	105.9782
Total	0.0403	0.0239	0.3590	1.0200e-003	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333		105.1250	105.1250	2.8800e-003	2.6200e-003	105.9782

Mitigated Construction On-Site

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																
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Everett Street Terraces - Ventura County, Summer

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

3.5 Paving - 2024

Mitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0403	0.0239	0.3590	1.0200e-003	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333	105.1250	105.1250	2.8800e-003	2.6200e-003	2.6200e-003	105.9782
Total	0.0403	0.0239	0.3590	1.0200e-003	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333	105.1250	105.1250	2.8800e-003	2.6200e-003	2.6200e-003	105.9782

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

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																
Archit. Coating	14.8092					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	0.0609	0.0609	281.4481	281.4481	281.4481	0.0159		281.8443
Total	14.9900	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	281.4481	281.4481	281.4481	0.0159		281.8443

Everett Street Terraces - Ventura County, Summer

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

3.6 Architectural Coating - 2024
Unmitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0176	0.2633	7.5000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	77.0917	77.0917	77.0917	2.1100e-003	1.9200e-003	77.7174
Total	0.0296	0.0176	0.2633	7.5000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	77.0917	77.0917	77.0917	2.1100e-003	1.9200e-003	77.7174

Mitigated Construction On-Site

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																
Archit. Coating	14.8092					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	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	14.9900	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Everett Street Terraces - Ventura County, Summer

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

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															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0176	0.2633	7.5000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	77.0917	77.0917	77.0917	2.1100e-003	1.9200e-003	77.7174
Total	0.0296	0.0176	0.2633	7.5000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	77.0917	77.0917	77.0917	2.1100e-003	1.9200e-003	77.7174

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Transit Accessibility
- Improve Pedestrian Network

Everett Street Terraces - Ventura County, Summer

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

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.9051	0.8681	7.1376	0.0144	1.5364	0.0115	1.5479	0.4096	0.0107	0.4203	1,491,143	9	1,491,143	0.1039	0.0696	1,514,479
Unmitigated	1.0199	1.0801	8.9264	0.0189	2.0337	0.0147	2.0485	0.5422	0.0138	0.5559	1,957,944	0	1,957,944	0.1246	0.0857	1,986,611

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Condo/Townhouse High Rise	349.20	349.20	349.20	964,865	728,900
Enclosed Parking with Elevator	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	349.20	349.20	349.20	964,865	728,900

4.3 Trip Type Information

Land Use	Miles										Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	Primary	Diverted	Pass-by		
Condo/Townhouse High Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3				
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0				
Recreational Swimming Pool	9.50	7.30	7.30	33.00	48.00	19.00	52	39	9				

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958
Enclosed Parking with Elevator	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958

Everett Street Terraces - Ventura County, Summer

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

Recreational Swimming Pool	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
NaturalGas Unmitigated	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066

Everett Street Terraces - Ventura County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	lb/day										CO2e						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Condo/Townhouse High Rise	1832.81	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066
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	0.0000	0.0000	0.0000
Recreational Swimming Pool	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	0.0000	0.0000	0.0000
Total		0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066

Everett Street Terraces - Ventura County, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBTU/yr	lb/day										CO2e						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total		Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	
Condo/Townhouse High Rise	1.83281	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066
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	0.0000	0.0000	0.0000
Recreational Swimming Pool	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	0.0000	0.0000	0.0000
Total		0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066

6.0 Area Detail

6.1 Mitigation Measures Area

Everett Street Terraces - Ventura County, Summer

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

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															
Mitigated	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Unmitigated	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	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															
Architectural Coating	0.2029					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5632					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
Landscaping	0.1503	0.0572	4.9644	2.6000e-004		0.0275	0.0275		0.0275	0.0275		8.9484	8.9484	8.6400e-003		9.1645
Total	1.9064	0.0572	4.9644	2.6000e-004		0.0275	0.0275		0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

Everett Street Terraces - Ventura County, Summer

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

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	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																
Architectural Coating	0.2029					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5532					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	0.0000
Landscaping	0.1503	0.0572	4.9644	2.6000e-004		0.0275	0.0275	0.0275	0.0275	0.0275	8.9484	8.9484	8.9484	8.6400e-003		9.1645
Total	1.9064	0.0572	4.9644	2.6000e-004		0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

Everett Street Terraces - Ventura County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

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

11.0 Vegetation

Everett Street Terraces - Ventura County, Winter

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

Everett Street Terraces

Ventura County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	156.00	Space	1.40	28,080.00	0
Recreational Swimming Pool	5.00	1000sqft	0.11	5,000.00	0
Condo/Townhouse High Rise	60.00	Dwelling Unit	0.94	71,423.00	184

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2024

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	390.98	CH4 Intensity (lb/MW/hr)	0.033	N2O Intensity (lb/MW/hr)	0.004
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 60 condos 71,423 sqft. 156 parking spaces 28,080 sqft. 5.0 TSF Rec Swim Pool (Common Area) (Lobby 225 sqft+Office 137 sqft+Change Rooms 330 sqft) Lot Size 2.438 acres

Construction Phase - Site Prep extended to 10 days and Grading extended to 40 days. Paving and Architectural Coating would occur concurrently over 50 days
Grading - Export of 1,174 cu yds of dirt

Vehicle Trips - Daily Trip Rate set to match TIA

Mobile Land Use Mitigation - Improve Ped Network Onsite and Connecting Offsite. 250 feet (0.05 mile) from Civic Center Bus Stop

Energy Mitigation - Solar PV System = 3.6 kW System. 8 hr per day. 1.2 DC to AC conversion. Total 24 kWh per day = 8,760 kWhr per year

Water Mitigation - Install Low-Flow fixtures and Use Water-Efficient Irrigation Systems

Everett Street Terraces - Ventura County, 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
tblConstructionPhase	NumDays	10.00	50.00
tblConstructionPhase	NumDays	6.00	40.00
tblConstructionPhase	NumDays	10.00	50.00
tblConstructionPhase	NumDays	3.00	10.00
tblGrading	MaterialExported	0.00	1,174.00
tblLandUse	LandUseSquareFeet	62,400.00	28,080.00
tblLandUse	LandUseSquareFeet	60,000.00	71,423.00
tblVehicleTrips	ST_TR	4.91	5.82
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	4.09	5.82
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	5.44	5.82
tblVehicleTrips	WD_TR	28.82	0.00

2.0 Emissions Summary

Everett Street Terraces - Ventura County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

lb/day																
Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2023	1.9022	14.9481	15.8178	0.0311	7.2330	0.6189	7.8411	3.4647	0.5930	4.0243	0.0000	2,922.2090	2,922.2090	0.7699	0.0480	2,947.9214
2024	15.9081	13.4025	15.6079	0.0309	0.5494	0.5432	1.0927	0.1476	0.5201	0.6677	0.0000	2,909.7284	2,909.7284	0.5633	0.0467	2,934.8519
Maximum	15.9081	14.9481	15.8178	0.0311	7.2330	0.6189	7.8411	3.4647	0.5930	4.0243	0.0000	2,922.2090	2,922.2090	0.7699	0.0480	2,947.9214

Mitigated Construction

lb/day																
Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2023	1.9022	14.9481	15.8178	0.0311	7.2330	0.6189	7.8411	3.4647	0.5930	4.0243	0.0000	2,922.2090	2,922.2090	0.7699	0.0480	2,947.9214
2024	15.9081	13.4025	15.6079	0.0309	0.5494	0.5432	1.0927	0.1476	0.5201	0.6677	0.0000	2,909.7284	2,909.7284	0.5633	0.0467	2,934.8519
Maximum	15.9081	14.9481	15.8178	0.0311	7.2330	0.6189	7.8411	3.4647	0.5930	4.0243	0.0000	2,922.2090	2,922.2090	0.7699	0.0480	2,947.9214

Everett Street Terraces - Ventura County, Winter

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

2.2 Overall Operational

Unmitigated Operational

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																
Area	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Energy	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
Mobile	0.9932	1.1930	9.4542	0.0183	2.0337	0.0147	2.0485	0.5422	0.0138	0.5559		1,892.2609	1,892.2609	0.1350	0.0918	1,922.9967
Total	2.9193	1.4190	14.4905	0.0196	2.0337	0.0559	2.0896	0.5422	0.0549	0.5971	0.0000	2,116.8344	2,116.8344	0.1478	0.0958	2,149.0677

Mitigated Operational

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																
Area	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Energy	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
Mobile	0.8729	0.9601	7.6667	0.0139	1.5364	0.0115	1.5479	0.4096	0.0107	0.4203		1,441.8019	1,441.8019	0.1140	0.0747	1,466.9090
Total	2.7991	1.1861	12.7029	0.0153	1.5364	0.0526	1.5890	0.4096	0.0518	0.4614	0.0000	1,666.3755	1,666.3755	0.1267	0.0786	1,692.9801

Everett Street Terraces - Ventura County, Winter

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

Phase	ROG	NOx	CO	SO2	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	4.12	16.41	12.34	22.17	24.46	5.83	23.96	24.46	5.57	22.72	0.00	21.28	21.28	14.26	17.88	21.22

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/29/2023	5/12/2023	5	10	
2	Grading	Grading	5/13/2023	7/8/2023	5	40	
3	Building Construction	Building Construction	7/9/2023	5/10/2024	5	220	
4	Paving	Paving	5/11/2024	7/21/2024	5	50	
5	Architectural Coating	Architectural Coating	5/11/2024	7/21/2024	5	50	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 40

Acres of Paving: 1.4

Residential Indoor: 144,632; Residential Outdoor: 48,211; Non-Residential Indoor: 1,038; Non-Residential Outdoor: 346; Striped Parking Area: 1,685 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Air Compressors		1	6.00	78	0.48
Cement and Mortar Mixers		1	8.00	9	0.56
Cranes		1	8.00	231	0.29
Forklifts		2	7.00	89	0.20
Generator Sets		1	8.00	84	0.74
Graders		1	8.00	187	0.41

Everett Street Terraces - Ventura County, Winter

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

	Graders	1	8.00	187	0.41
	Pavers	1	8.00	130	0.42
	Paving Equipment	1	8.00	132	0.36
	Rollers	2	8.00	80	0.38
	Rubber Tired Dozers	1	8.00	247	0.40
	Scrapers	1	8.00	367	0.48
	Tractors/Loaders/Backhoes	1	6.00	97	0.37
	Tractors/Loaders/Backhoes	2	7.00	97	0.37
	Tractors/Loaders/Backhoes	1	8.00	97	0.37
	Tractors/Loaders/Backhoes	1	7.00	97	0.37
	Welders	3	8.00	46	0.45
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
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
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
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
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Everett Street Terraces - Ventura County, Winter

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	147.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	57.00	12.00	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	11.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

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																
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7620	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7620	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703		2,374.8634	2,374.8634	0.7681		2,394.0654

Everett Street Terraces - Ventura County, Winter

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

3.2 Site Preparation - 2023

Unmitigated Construction Off-Site

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															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0249	0.0167	0.2016	5.4000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	54.9045	54.9045	54.9045	1.8300e-003	1.6700e-003	55.4470
Total	0.0249	0.0167	0.2016	5.4000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	54.9045	54.9045	54.9045	1.8300e-003	1.6700e-003	55.4470

Mitigated Construction On-Site

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															
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	2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.5908	0.5419	2.1326	0.1718	0.4985	0.6703	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654

Everett Street Terraces - Ventura County, Winter

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

3.2 Site Preparation - 2023

Mitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0249	0.0167	0.2016	5.4000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	54.9045	54.9045	54.9045	1.8300e-003	1.6700e-003	55.4470
Total	0.0249	0.0167	0.2016	5.4000e-004	0.0657	3.6000e-004	0.0661	0.0174	3.3000e-004	0.0178	54.9045	54.9045	54.9045	1.8300e-003	1.6700e-003	55.4470

3.3 Grading - 2023

Unmitigated Construction On-Site

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																
Fugitive Dust					7.0867	0.0000	7.0867	3.4254	0.0000	3.4254			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.614 ₇	1,995.614 ₇	0.6454		2,011.750 ₃
Total	1.3330	14.4676	8.7038	0.0206	7.0867	0.6044	7.6911	3.4254	0.5560	3.9814	1,995.614₇	1,995.614₇	1,995.614₇	0.6454		2,011.750₃

Everett Street Terraces - Ventura County, Winter

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

3.3 Grading - 2023

Unmitigated Construction Off-Site

lb/day																
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
Hauling	6.9500e-003	0.4597	0.1272	2.0700e-003	0.0642	3.2500e-003	0.0674	0.0176	3.1100e-003	0.0207		230.2264	230.2264	0.0156	0.0367	241.5454
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	0.0311	0.0208	0.2521	6.7000e-004	0.0822	4.5000e-004	0.0826	0.0218	4.1000e-004	0.0222		68.6307	68.6307	2.2900e-003	2.0800e-003	69.3087
Total	0.0380	0.4805	0.3793	2.7400e-003	0.1463	3.7000e-003	0.1500	0.0394	3.5200e-003	0.0429		298.8570	298.8570	0.0179	0.0388	310.8541

Mitigated Construction On-Site

lb/day																
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
Fugitive Dust					7.0867	0.0000	7.0867	3.4254	0.0000	3.4254			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.614 ₇	1,995.614 ₇	0.6454		2,011.750 ₃
Total	1.3330	14.4676	8.7038	0.0206	7.0867	0.6044	7.6911	3.4254	0.5560	3.9814	0.0000	1,995.614₇	1,995.614₇	0.6454		2,011.750₃

Everett Street Terraces - Ventura County, Winter

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

3.3 Grading - 2023

Mitigated Construction Off-Site

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															
Hauling	6.9500e-003	0.4597	0.1272	2.0700e-003	0.0642	3.2500e-003	0.0674	0.0176	3.1100e-003	0.0207		230.2264	230.2264	0.0156	0.0367	241.5454
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	0.0311	0.0208	0.2521	6.7000e-004	0.0822	4.5000e-004	0.0826	0.0218	4.1000e-004	0.0222		68.6307	68.6307	2.2900e-003	2.0800e-003	69.3087
Total	0.0380	0.4805	0.3793	2.7400e-003	0.1463	3.7000e-003	0.1500	0.0394	3.5200e-003	0.0429		298.8570	298.8570	0.0179	0.0388	310.8541

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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															
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

Everett Street Terraces - Ventura County, Winter

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

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															
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	0.0115	0.4747	0.1667	2.2300e-003	0.0812	2.7200e-003	0.0839	0.0234	2.6000e-003	0.0260	241.4908	241.4908	241.4908	9.8800e-003	0.0362	252.5140
Worker	0.1771	0.1187	1.4367	3.8200e-003	0.4682	2.5400e-003	0.4708	0.1242	2.3400e-003	0.1265	391.1948	391.1948	391.1948	0.0131	0.0119	395.0596
Total	0.1886	0.5934	1.6034	6.0500e-003	0.5494	5.2600e-003	0.5547	0.1476	4.9400e-003	0.1525		632.6857	632.6857	0.0230	0.0480	647.5736

Mitigated Construction On-Site

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															
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

Everett Street Terraces - Ventura County, Winter

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

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															
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	0.0115	0.4747	0.1667	2.2300e-003	0.0812	2.7200e-003	0.0839	0.0234	2.6000e-003	0.0260	241.4908	241.4908	241.4908	9.8800e-003	0.0362	252.5140
Worker	0.1771	0.1187	1.4367	3.8200e-003	0.4682	2.5400e-003	0.4708	0.1242	2.3400e-003	0.1265	391.1948	391.1948	391.1948	0.0131	0.0119	395.0596
Total	0.1886	0.5934	1.6034	6.0500e-003	0.5494	5.2600e-003	0.5547	0.1476	4.9400e-003	0.1525		632.6857	632.6857	0.0230	0.0480	647.5736

3.4 Building Construction - 2024

Unmitigated Construction On-Site

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															
Off-Road	1.5971	12.8235	14.1002	0.0250	0.5381	0.5381	0.5381	0.5153	0.5153	0.5153	2,289.654	2,289.654	2,289.654	0.4265		2,300.315
Total	1.5971	12.8235	14.1002	0.0250	0.5381	0.5381	0.5381	0.5153	0.5153	0.5153		2,289.654	2,289.654	0.4265		2,300.315

Everett Street Terraces - Ventura County, Winter

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

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

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															
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	0.0112	0.4725	0.1658	2.1900e-003	0.0812	2.7300e-003	0.0839	0.0234	2.6100e-003	0.0260		237.8555	237.8555	0.0101	0.0356	248.7198
Worker	0.1658	0.1065	1.3419	3.7100e-003	0.4682	2.4300e-003	0.4707	0.1242	2.2400e-003	0.1264		382.2189	382.2189	0.0119	0.0111	385.8167
Total	0.1769	0.5790	1.5077	5.9000e-003	0.5494	5.1600e-003	0.5546	0.1476	4.8500e-003	0.1524		620.0743	620.0743	0.0221	0.0467	634.5365

Mitigated Construction On-Site

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															
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381	0.5153	0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381	0.5153	0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Everett Street Terraces - Ventura County, Winter

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

3.4 Building Construction - 2024

Mitigated Construction Off-Site

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																
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	0.0112	0.4725	0.1658	2.1900e-003	0.0812	2.7300e-003	0.0839	0.0234	2.6100e-003	0.0260		237.8555	237.8555	0.0101	0.0356	248.7198
Worker	0.1658	0.1065	1.3419	3.7100e-003	0.4682	2.4300e-003	0.4707	0.1242	2.2400e-003	0.1264		382.2189	382.2189	0.0119	0.0111	385.8167
Total	0.1769	0.5790	1.5077	5.9000e-003	0.5494	5.1600e-003	0.5546	0.1476	4.8500e-003	0.1524		620.0743	620.0743	0.0221	0.0467	634.5365

3.5 Paving - 2024

Unmitigated Construction On-Site

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																
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Everett Street Terraces - Ventura County, Winter

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

3.5 Paving - 2024

Unmitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0436	0.0280	0.3531	9.8000e-004	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333		100.5839	100.5839	3.1400e-003	2.9100e-003	101.5307
Total	0.0436	0.0280	0.3531	9.8000e-004	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333		100.5839	100.5839	3.1400e-003	2.9100e-003	101.5307

Mitigated Construction On-Site

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																
Off-Road	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Everett Street Terraces - Ventura County, Winter

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

3.5 Paving - 2024

Mitigated Construction Off-Site

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															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0436	0.0280	0.3531	9.8000e-004	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333	100.5839	100.5839	3.1400e-003	2.9100e-003	101.5307	
Total	0.0436	0.0280	0.3531	9.8000e-004	0.1232	6.4000e-004	0.1239	0.0327	5.9000e-004	0.0333	100.5839	100.5839	3.1400e-003	2.9100e-003	101.5307	

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

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															
Archit. Coating	14.8092					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	0.0609	0.0609	281.4481	281.4481	281.4481	0.0159		281.8443
Total	14.9900	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	281.4481	281.4481	281.4481	0.0159		281.8443

Everett Street Terraces - Ventura County, Winter

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

3.6 Architectural Coating - 2024
Unmitigated Construction Off-Site

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																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0206	0.2590	7.2000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	73.7615	73.7615	73.7615	2.3000e-003	2.1400e-003	74.4559
Total	0.0320	0.0206	0.2590	7.2000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	73.7615	73.7615	73.7615	2.3000e-003	2.1400e-003	74.4559

Mitigated Construction On-Site

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																
Archit. Coating	14.8092					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	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	14.9900	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Everett Street Terraces - Ventura County, Winter

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

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

Category	lb/day											CO2e				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0206	0.2590	7.2000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	73.7615	2.3000e-003	73.7615	2.1400e-003	2.1400e-003	74.4559
Total	0.0320	0.0206	0.2590	7.2000e-004	0.0904	4.7000e-004	0.0908	0.0240	4.3000e-004	0.0244	73.7615	2.3000e-003	73.7615	2.3000e-003	2.1400e-003	74.4559

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Transit Accessibility
- Improve Pedestrian Network

Everett Street Terraces - Ventura County, Winter

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

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.8729	0.9601	7.6667	0.0139	1.5364	0.0115	1.5479	0.4096	0.0107	0.4203	1,441,801 ⁹	1,441,801 ⁹	1,441,801 ⁹	0.1140	0.0747	1,466,909 ⁰
Unmitigated	0.9932	1.1930	9.4542	0.0183	2.0337	0.0147	2.0485	0.5422	0.0138	0.5559	1,892,260 ⁹	1,892,260 ⁹	1,892,260 ⁹	0.1350	0.0918	1,922,996 ⁷

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Condo/Townhouse High Rise	349.20	349.20	349.20	964,865	728,900
Enclosed Parking with Elevator	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	349.20	349.20	349.20	964,865	728,900

4.3 Trip Type Information

Land Use	Miles										Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-C	H-O or C-NW	Primary	Diverted	Pass-by		
Condo/Townhouse High Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	86	11	3		
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0	0	0		
Recreational Swimming Pool	9.50	7.30	7.30	33.00	48.00	19.00	52	39	52	39	9		

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958
Enclosed Parking with Elevator	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958

Everett Street Terraces - Ventura County, Winter

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

Recreational Swimming Pool	0.548670	0.058343	0.171689	0.130773	0.027316	0.007545	0.011806	0.006161	0.000681	0.000392	0.029028	0.000637	0.006958
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
NaturalGas Unmitigated	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137		215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066

Everett Street Terraces - Ventura County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	lb/day											CO2e						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O		
Condo/Townhouse High Rise	1832.81	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066
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	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	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	0.0000	0.0000	0.0000	0.0000
Total		0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	215.6252	4.1300e-003	3.9500e-003	216.9066

Everett Street Terraces - Ventura County, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBTU/yr	lb/day											CO2e					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O	
Condo/Townhouse High Rise	1.83281	0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066
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	0.0000	0.0000	0.0000
Recreational Swimming Pool	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	0.0000	0.0000	0.0000
Total		0.0198	0.1689	0.0719	1.0800e-003	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	0.0137	215.6252	4.1300e-003	3.9500e-003	216.9066

6.0 Area Detail

6.1 Mitigation Measures Area

Everett Street Terraces - Ventura County, Winter

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

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															
Mitigated	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645
Unmitigated	1.9064	0.0572	4.9644	2.6000e-004	0.0275	0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

6.2 Area by SubCategory
Unmitigated

SubCategory	ROG	NOx	CO	SO2	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															
Architectural Coating	0.2029					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5632					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
Landscaping	0.1503	0.0572	4.9644	2.6000e-004		0.0275	0.0275		0.0275	0.0275		8.9484	8.9484	8.6400e-003		9.1645
Total	1.9064	0.0572	4.9644	2.6000e-004		0.0275	0.0275		0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

Everett Street Terraces - Ventura County, Winter

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

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	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																
Architectural Coating	0.2029					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5532					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	0.0000
Landscaping	0.1503	0.0572	4.9644	2.6000e-004		0.0275	0.0275	0.0275	0.0275	0.0275	8.9484	8.9484	8.9484	8.6400e-003		9.1645
Total	1.9064	0.0572	4.9644	2.6000e-004		0.0275	0.0275	0.0275	0.0275	0.0275	0.0000	8.9484	8.9484	8.6400e-003	0.0000	9.1645

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

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