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May 15, 2017

Tierra Data Inc.
Attn: Derek Langsford
10110 W. Lilac Road
Escondido, CA 92026

RE: The Villa at Mission San Luis Rey Air Quality Findings Letter – Oceanside CA

The purpose of this air quality screening letter is to identify air quality impacts, if any, which may be created from the construction and operation of the proposed project. The proposed Project consists of developing a 222 senior living Continuing Care Retirement Community (CCRC). The 222 units will consist of 92 independent living units, 105 assisted care units and 25 memory care units. The project is in the southwest corner of the Mission property, bounded by the Mission Lavanderia to the east, Mission Avenue to the south and the seniors' community of Mission Manor to the west within the City of Oceanside, CA.

The project would start construction in early 2018 and would be completed roughly one year after permits are issued. The project construction phasing would consist of Site Preparation, Paving, Building Construction and Architectural Coating. Currently the site is vacant and the surrounding land uses consist of Special Commercial to the south and northwest, Medium Density Residential-A to the west and the Mission property to the north and east.

Once construction is completed the proposed project would generate operational air quality emissions which would originate from daily vehicle operations, use of consumer products, and from landscaping equipment. Based on the project traffic study, the mixed use development would generate 695 daily Trips (Darnell and Associates, 2016).

Air quality screening criteria for the City of Oceanside utilize San Diego Air Pollution Control Districts (SDAPCD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 1 on the following page. Air quality impacts related to construction and daily operations were calculated using the latest CalEEMod 2016.3.1 air quality and GHG model, which was developed by BREEZE Software in cooperation with SDAPCD and South Coast Air Quality Management District (SCAQMD) in 2016. The City of Oceanside recognizes the CalEEMod Version 2016.3.1 as an acceptable model for projects of this nature.

Table 1: Screening Thresholds for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)
Construction Emissions	
Respirable Particulate Matter (PM ₁₀ and PM _{2.5})	100 and 55
Nitrogen Oxide (NO _x)	250
Sulfur Oxide (SO _x)	250
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Reactive Organic Gases (ROG)	75
Operational Emissions	
Respirable Particulate Matter (PM ₁₀ and PM _{2.5})	100 and 55
Nitrogen Oxide (NO _x)	250
Sulfur Oxide (SO _x)	250
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	75
Reactive Organic Gases (ROG)	75

Project Related Construction Emissions

The Construction The plan calls for a single 3-story building on an 8-acre site within the Mission San Luis Rey grounds. The proposed construction schedule and construction equipment list is identified in Table 2 on the following page.

The CalEEMod 2016 model was utilized to determine short-term daily air quality construction emissions which are reported in lbs/day and are shown in Table 3. Based on this, no impacts would be expected. The daily air quality emission outputs are attached to this letter.

Project Related Operational Emissions

As previously discussed, operational emissions from Area, Energy, Mobile sources are also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. San Diego Gas and Electric averages for utility emissions were utilized for the calculations throughout the model.

Table 2: Proposed Construction Phase and Duration

Equipment Identification	Proposed Start	Proposed Completion	Quantity	Work Days
Site Preparation	1/1/2018	1/8/2018		6
Rubber Tired Dozers			3	
Tractors/Loaders/Backhoes			4	
Grading	1/9/2018	2/12/2018		25
Excavators			1	
Graders			1	
Rubber Tired Dozers			1	
Tractors/Loaders/Backhoes			3	
Paving	2/13/2018	2/26/2018		10
Pavers			2	
Paving Equipment			2	
Rollers			2	
Building Construction	2/27/2018	1/14/2019		230
Cranes			1	
Forklifts			3	
Generator Sets			1	
Tractors/Loaders/Backhoes			3	
Welders			1	
Architectural Coating	4/1/2019	1/14/2019		206
Total Days				271
This equipment list is based upon equipment inventory within CALEEMOD. The quantity and types are based upon assumptions from Projects of similar size and scope.				

Table 3: Expected Daily Construction Emissions Summary Lb/Day

Year	ROG	NO _x	CO	SO ₂	PM ₁₀ (Dust)	PM ₁₀ (Exhaust)	PM ₁₀ (Total)	PM _{2.5} (Dust)	PM _{2.5} (Exhaust)	PM _{2.5} (Total)
2018 (lb/day) Unmitigated	4.65	48.26	23.70	0.05	19.63	2.58	22.21	10.12	2.37	12.49
2019 (lb/day) Unmitigated	23.04	24.49	22.88	0.05	1.48	1.32	2.80	0.40	1.24	1.64
Significance Threshold (lb/day)	75	250	550	250	-	-	100	-	-	55
Significant?	No	No	No	No	-	-	No	-	-	No
Expected Construction emissions are based upon CalEEMod modeling assumptions for equipment and durations listed in Table 2 above. CalEEMod Daily Summer and Winter output is attached to this letter.										

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CalEEMod 2016 utilized the proposed land use and then estimates worst-case air quality emissions from worst-case trip generations as estimated by the project traffic study. Also emissions are calculated using the State of California EMFAC 2014 model which is built into the CalEEMod 2016. Estimates are provided for both the Summer and Winter operational months. The calculated operational emissions are identified in Table 4 below.

Table 4: Expected Daily Operational Air Quality Emissions

	ROG	NO _x	CO	SO _x	PM ₁₀
Summer Scenario					
Operational Emission Estimates (Lb/Day)	7.57	4.52	28.18	0.03	2.39
SCAQMD Thresholds	55	55	550	150	150
Significant?	No	No	No	No	No
Winter Scenario					
Operational Estimates (Lb/Day)	7.54	4.59	28.44	0.03	2.39
Significant?	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod					

Based on the findings of the Air Quality modeling in CalEEMod 2016 neither the daily construction activities nor the daily operational activities would generate air quality emissions in excess of the City's or SDAPCDs air quality significance thresholds identified in Table 1 above. As such the proposed project would not be required to develop any air quality mitigation measures to comply with CEQA. For purposes of the proposed project, no impacts are anticipated and no further analysis is required. If you have any questions, please do not hesitate to contact me directly at (760) 473-1253.

Sincerely,
 Ldn Consulting, Inc.

Jeremy Loudon

Attachment A: CalEEMod Model Results

San Luis Rey Senior Development - San Diego County, Summer

San Luis Rey Senior Development
San Diego County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	222.00	Dwelling Unit	8.00	222,000.00	635

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	558	CH4 Intensity (lb/MW hr)	0.002	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

San Luis Rey Senior Development - San Diego County, Summer

Project Characteristics - after 22.5% RPS Reduction

Land Use - 8 acre site

Construction Phase -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Grading - 8 acre site

Architectural Coating - Rule 67 Compliant Paint will be required by SDAPCD

Vehicle Trips - 3.126 ADT per TS...

Woodstoves - No fireplaces will be utilized

Area Coating - Rule 67 Compliant Paints per SDAPCD

Mobile Land Use Mitigation - T24 Elect 209.3966; T24 NG 3248.735; 185.36 (75% reduction from all LED lighting)

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Residential_Exterior	250	150
tblAreaCoating	Area_EF_Residential_Interior	250	150
tblConstructionPhase	NumDays	20.00	184.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	6.00
tblEnergyUse	LightingElect	741.44	185.36

San Luis Rey Senior Development - San Diego County, Summer

tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24NG	4,687.93	3,248.74
tblFireplaces	NumberGas	122.10	0.00
tblFireplaces	NumberNoFireplace	22.20	222.00
tblFireplaces	NumberWood	77.70	0.00
tblGrading	AcresOfGrading	12.50	8.00
tblGrading	AcresOfGrading	0.00	8.00
tblLandUse	LotAcreage	13.88	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.002
tblProjectCharacteristics	CO2IntensityFactor	720.49	558
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblProjectCharacteristics	OperationalYear	2018	2020
tblVehicleTrips	HO_TL	7.50	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HW_TL	10.80	5.80
tblVehicleTrips	WD_TR	2.74	3.13
tblWoodstoves	NumberCatalytic	11.10	0.00
tblWoodstoves	NumberNoncatalytic	11.10	0.00

2.0 Emissions Summary

San Luis Rey Senior Development - San Diego County, Summer

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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Energy	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Mobile	1.1372	4.3201	11.2467	0.0349	2.7625	0.0341	2.7966	0.7384	0.0319	0.7703		3,537.2190	3,537.2190	0.1974		3,542.1547
Total	7.6381	4.9490	29.8001	0.0385	2.7625	0.1688	2.9313	0.7384	0.1667	0.9050	0.0000	4,101.7626	4,101.7626	0.2398	9.7500e-003	4,110.6611

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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Energy	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Mobile	1.0664	3.8918	9.6290	0.0286	2.2230	0.0283	2.2512	0.5942	0.0265	0.6207		2,903.0035	2,903.0035	0.1686		2,907.2192
Total	7.5673	4.5207	28.1823	0.0322	2.2230	0.1630	2.3859	0.5942	0.1612	0.7554	0.0000	3,467.5471	3,467.5471	0.2110	9.7500e-003	3,475.7255

San Luis Rey Senior Development - San Diego County, Summer

	ROG	NOx	CO	SO2	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	0.93	8.65	5.43	16.27	19.53	3.44	18.60	19.53	3.27	16.54	0.00	15.46	15.46	12.01	0.00	15.45

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	1/1/2018	1/8/2018	5	6	
2	Grading	Grading	1/9/2018	2/12/2018	5	25	
3	Paving	Paving	2/13/2018	2/26/2018	5	10	
4	Building Construction	Building Construction	2/27/2018	1/14/2019	5	230	
5	Architectural Coating	Architectural Coating	3/2/2019	11/14/2019	5	184	

Acres of Grading (Site Preparation Phase): 8

Acres of Grading (Grading Phase): 8

Acres of Paving: 0

Residential Indoor: 449,550; Residential Outdoor: 149,850; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

San Luis Rey Senior Development - San Diego County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
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
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
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
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	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
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	160.00	24.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	32.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

San Luis Rey Senior Development - San Diego County, Summer

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.4803	0.0000	19.4803	10.0834	0.0000	10.0834			0.0000			0.0000
Off-Road	4.5627	48.1988	22.4763	0.0380		2.5769	2.5769		2.3708	2.3708		3,831.6239	3,831.6239	1.1928		3,861.4448
Total	4.5627	48.1988	22.4763	0.0380	19.4803	2.5769	22.0572	10.0834	2.3708	12.4541		3,831.6239	3,831.6239	1.1928		3,861.4448

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
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
Worker	0.0766	0.0552	0.6162	1.6200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		161.5004	161.5004	5.5300e-003		161.6386
Total	0.0766	0.0552	0.6162	1.6200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		161.5004	161.5004	5.5300e-003		161.6386

San Luis Rey Senior Development - San Diego County, Summer

3.2 Site Preparation - 2018

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					19.4803	0.0000	19.4803	10.0834	0.0000	10.0834			0.0000			0.0000
Off-Road	4.5627	48.1988	22.4763	0.0380		2.5769	2.5769		2.3708	2.3708	0.0000	3,831.6239	3,831.6239	1.1928		3,861.4448
Total	4.5627	48.1988	22.4763	0.0380	19.4803	2.5769	22.0572	10.0834	2.3708	12.4541	0.0000	3,831.6239	3,831.6239	1.1928		3,861.4448

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
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
Worker	0.0766	0.0552	0.6162	1.6200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		161.5004	161.5004	5.5300e-003		161.6386
Total	0.0766	0.0552	0.6162	1.6200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		161.5004	161.5004	5.5300e-003		161.6386

San Luis Rey Senior Development - San Diego County, Summer

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3615	0.0000	6.3615	3.3469	0.0000	3.3469			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.3615	1.5513	7.9128	3.3469	1.4272	4.7741		2,988.0216	2,988.0216	0.9302		3,011.2769

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
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
Worker	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988
Total	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988

San Luis Rey Senior Development - San Diego County, Summer

3.3 Grading - 2018

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					6.3615	0.0000	6.3615	3.3469	0.0000	3.3469			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.3615	1.5513	7.9128	3.3469	1.4272	4.7741	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769

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
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
Worker	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988
Total	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988

San Luis Rey Senior Development - San Diego County, Summer

3.4 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432

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
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
Worker	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988
Total	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988

San Luis Rey Senior Development - San Diego County, Summer

3.4 Paving - 2018

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	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432

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
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
Worker	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988
Total	0.0639	0.0460	0.5135	1.3500e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		134.5837	134.5837	4.6100e-003		134.6988

San Luis Rey Senior Development - San Diego County, Summer

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883

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
Vendor	0.1238	3.1621	0.8373	6.6900e-003	0.1625	0.0247	0.1872	0.0468	0.0237	0.0704		715.6557	715.6557	0.0567		717.0737
Worker	0.6811	0.4905	5.4772	0.0144	1.3144	9.4600e-003	1.3238	0.3486	8.7300e-003	0.3574		1,435.5593	1,435.5593	0.0491		1,436.7873
Total	0.8048	3.6526	6.3146	0.0211	1.4768	0.0342	1.5110	0.3954	0.0324	0.4278		2,151.2150	2,151.2150	0.1058		2,153.8610

San Luis Rey Senior Development - San Diego County, Summer

3.5 Building Construction - 2018

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	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 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
Vendor	0.1238	3.1621	0.8373	6.6900e-003	0.1625	0.0247	0.1872	0.0468	0.0237	0.0704		715.6557	715.6557	0.0567		717.0737
Worker	0.6811	0.4905	5.4772	0.0144	1.3144	9.4600e-003	1.3238	0.3486	8.7300e-003	0.3574		1,435.559 3	1,435.559 3	0.0491		1,436.787 3
Total	0.8048	3.6526	6.3146	0.0211	1.4768	0.0342	1.5110	0.3954	0.0324	0.4278		2,151.215 0	2,151.215 0	0.1058		2,153.861 0

San Luis Rey Senior Development - San Diego County, Summer

3.5 Building Construction - 2019

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	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5

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
Vendor	0.1105	2.9757	0.7682	6.6300e-003	0.1625	0.0207	0.1832	0.0468	0.0198	0.0666		710.4399	710.4399	0.0549		711.8112
Worker	0.6282	0.4384	4.9506	0.0140	1.3144	9.3700e-003	1.3237	0.3486	8.6300e-003	0.3573		1,392.319 4	1,392.319 4	0.0445		1,393.430 9
Total	0.7387	3.4141	5.7188	0.0206	1.4768	0.0301	1.5069	0.3954	0.0284	0.4238		2,102.759 3	2,102.759 3	0.0993		2,105.242 1

San Luis Rey Senior Development - San Diego County, Summer

3.5 Building Construction - 2019

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	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

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
Vendor	0.1105	2.9757	0.7682	6.6300e-003	0.1625	0.0207	0.1832	0.0468	0.0198	0.0666		710.4399	710.4399	0.0549		711.8112
Worker	0.6282	0.4384	4.9506	0.0140	1.3144	9.3700e-003	1.3237	0.3486	8.6300e-003	0.3573		1,392.319 4	1,392.319 4	0.0445		1,393.430 9
Total	0.7387	3.4141	5.7188	0.0206	1.4768	0.0301	1.5069	0.3954	0.0284	0.4238		2,102.759 3	2,102.759 3	0.0993		2,105.242 1

San Luis Rey Senior Development - San Diego County, Summer

3.6 Architectural Coating - 2019

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	22.6485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	22.9150	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

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
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
Worker	0.1257	0.0877	0.9901	2.8000e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		278.4639	278.4639	8.8900e-003		278.6862
Total	0.1257	0.0877	0.9901	2.8000e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		278.4639	278.4639	8.8900e-003		278.6862

San Luis Rey Senior Development - San Diego County, Summer

3.6 Architectural Coating - 2019

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	22.6485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	22.9150	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

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
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
Worker	0.1257	0.0877	0.9901	2.8000e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		278.4639	278.4639	8.8900e-003		278.6862
Total	0.1257	0.0877	0.9901	2.8000e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		278.4639	278.4639	8.8900e-003		278.6862

4.0 Operational Detail - Mobile

San Luis Rey Senior Development - San Diego County, Summer

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive 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	1.0664	3.8918	9.6290	0.0286	2.2230	0.0283	2.2512	0.5942	0.0265	0.6207		2,903.0035	2,903.0035	0.1686		2,907.2192
Unmitigated	1.1372	4.3201	11.2467	0.0349	2.7625	0.0341	2.7966	0.7384	0.0319	0.7703		3,537.2190	3,537.2190	0.1974		3,542.1547

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	694.86	488.40	541.68	1,206,390	970,767
Total	694.86	488.40	541.68	1,206,390	970,767

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
Congregate Care (Assisted Living)	5.80	5.80	5.80	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

San Luis Rey Senior Development - San Diego County, Summer

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

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	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
NaturalGas Unmitigated	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

San Luis Rey Senior Development - San Diego County, Summer

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					
Congregate Care (Assisted Living)	4518.3	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Total		0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

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					
Congregate Care (Assisted Living)	4.5183	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Total		0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

6.0 Area Detail

6.1 Mitigation Measures Area

San Luis Rey Senior Development - San Diego County, Summer

	ROG	NOx	CO	SO2	Fugitive 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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Unmitigated	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7508					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	0.5596	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010		32.9786	32.9786	0.0322		33.7826
Total	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

San Luis Rey Senior Development - San Diego County, Summer

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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7508					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	0.5596	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010		32.9786	32.9786	0.0322		33.7826
Total	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed Water
- Turf Reduction
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

San Luis Rey Senior Development - San Diego County, Summer

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

San Luis Rey Senior Development - San Diego County, Winter

San Luis Rey Senior Development
San Diego County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	222.00	Dwelling Unit	8.00	222,000.00	635

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MW hr)	558	CH4 Intensity (lb/MW hr)	0.002	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

San Luis Rey Senior Development - San Diego County, Winter

Project Characteristics - after 22.5% RPS Reduction

Land Use - 8 acre site

Construction Phase -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Grading - 8 acre site

Architectural Coating - Rule 67 Compliant Paint will be required by SDAPCD

Vehicle Trips - 3.126 ADT per TS...

Woodstoves - No fireplaces will be utilized

Area Coating - Rule 67 Compliant Paints per SDAPCD

Mobile Land Use Mitigation - T24 Elect 209.3966; T24 NG 3248.735; 185.36 (75% reduction from all LED lighting)

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Residential_Exterior	250	150
tblAreaCoating	Area_EF_Residential_Interior	250	150
tblConstructionPhase	NumDays	20.00	184.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	6.00
tblEnergyUse	LightingElect	741.44	185.36

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tblEnergyUse	T24E	246.93	209.40
tblEnergyUse	T24NG	4,687.93	3,248.74
tblFireplaces	NumberGas	122.10	0.00
tblFireplaces	NumberNoFireplace	22.20	222.00
tblFireplaces	NumberWood	77.70	0.00
tblGrading	AcresOfGrading	12.50	8.00
tblGrading	AcresOfGrading	0.00	8.00
tblLandUse	LotAcreage	13.88	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.002
tblProjectCharacteristics	CO2IntensityFactor	720.49	558
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblProjectCharacteristics	OperationalYear	2018	2020
tblVehicleTrips	HO_TL	7.50	5.80
tblVehicleTrips	HS_TL	7.30	5.80
tblVehicleTrips	HW_TL	10.80	5.80
tblVehicleTrips	WD_TR	2.74	3.13
tblWoodstoves	NumberCatalytic	11.10	0.00
tblWoodstoves	NumberNoncatalytic	11.10	0.00

2.0 Emissions Summary

San Luis Rey Senior Development - San Diego County, Winter

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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Energy	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Mobile	1.1052	4.4197	11.3695	0.0330	2.7625	0.0344	2.7969	0.7384	0.0323	0.7706		3,350.9932	3,350.9932	0.2005		3,356.0057
Total	7.6060	5.0487	29.9229	0.0367	2.7625	0.1691	2.9316	0.7384	0.1670	0.9054	0.0000	3,915.5367	3,915.5367	0.2429	9.7500e-003	3,924.5120

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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Energy	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Mobile	1.0357	3.9653	9.8895	0.0271	2.2230	0.0286	2.2515	0.5942	0.0268	0.6210		2,748.4214	2,748.4214	0.1726		2,752.7360
Total	7.5365	4.5942	28.4429	0.0307	2.2230	0.1633	2.3862	0.5942	0.1615	0.7557	0.0000	3,312.9650	3,312.9650	0.2149	9.7500e-003	3,321.2423

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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	0.91	9.00	4.95	16.23	19.53	3.43	18.60	19.53	3.26	16.53	0.00	15.39	15.39	11.50	0.00	15.37

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	1/1/2018	1/8/2018	5	6	
2	Grading	Grading	1/9/2018	2/12/2018	5	25	
3	Paving	Paving	2/13/2018	2/26/2018	5	10	
4	Building Construction	Building Construction	2/27/2018	1/14/2019	5	230	
5	Architectural Coating	Architectural Coating	3/2/2019	11/14/2019	5	184	

Acres of Grading (Site Preparation Phase): 8

Acres of Grading (Grading Phase): 8

Acres of Paving: 0

Residential Indoor: 449,550; Residential Outdoor: 149,850; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

San Luis Rey Senior Development - San Diego County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
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
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
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
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	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
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	160.00	24.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	32.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

San Luis Rey Senior Development - San Diego County, Winter

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.4803	0.0000	19.4803	10.0834	0.0000	10.0834			0.0000			0.0000
Off-Road	4.5627	48.1988	22.4763	0.0380		2.5769	2.5769		2.3708	2.3708		3,831.6239	3,831.6239	1.1928		3,861.4448
Total	4.5627	48.1988	22.4763	0.0380	19.4803	2.5769	22.0572	10.0834	2.3708	12.4541		3,831.6239	3,831.6239	1.1928		3,861.4448

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
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
Worker	0.0866	0.0620	0.5845	1.5200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		151.6189	151.6189	5.2500e-003		151.7503
Total	0.0866	0.0620	0.5845	1.5200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		151.6189	151.6189	5.2500e-003		151.7503

San Luis Rey Senior Development - San Diego County, Winter

3.2 Site Preparation - 2018

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					19.4803	0.0000	19.4803	10.0834	0.0000	10.0834			0.0000			0.0000
Off-Road	4.5627	48.1988	22.4763	0.0380		2.5769	2.5769		2.3708	2.3708	0.0000	3,831.6239	3,831.6239	1.1928		3,861.4448
Total	4.5627	48.1988	22.4763	0.0380	19.4803	2.5769	22.0572	10.0834	2.3708	12.4541	0.0000	3,831.6239	3,831.6239	1.1928		3,861.4448

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
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
Worker	0.0866	0.0620	0.5845	1.5200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		151.6189	151.6189	5.2500e-003		151.7503
Total	0.0866	0.0620	0.5845	1.5200e-003	0.1479	1.0600e-003	0.1489	0.0392	9.8000e-004	0.0402		151.6189	151.6189	5.2500e-003		151.7503

San Luis Rey Senior Development - San Diego County, Winter

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3615	0.0000	6.3615	3.3469	0.0000	3.3469			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272		2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.3615	1.5513	7.9128	3.3469	1.4272	4.7741		2,988.0216	2,988.0216	0.9302		3,011.2769

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
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
Worker	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586
Total	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586

San Luis Rey Senior Development - San Diego County, Winter

3.3 Grading - 2018

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					6.3615	0.0000	6.3615	3.3469	0.0000	3.3469			0.0000			0.0000
Off-Road	2.7733	30.6725	16.5770	0.0297		1.5513	1.5513		1.4272	1.4272	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769
Total	2.7733	30.6725	16.5770	0.0297	6.3615	1.5513	7.9128	3.3469	1.4272	4.7741	0.0000	2,988.0216	2,988.0216	0.9302		3,011.2769

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
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
Worker	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586
Total	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586

San Luis Rey Senior Development - San Diego County, Winter

3.4 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432

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
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
Worker	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586
Total	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586

San Luis Rey Senior Development - San Diego County, Winter

3.4 Paving - 2018

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	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432

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
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
Worker	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586
Total	0.0721	0.0516	0.4871	1.2700e-003	0.1232	8.9000e-004	0.1241	0.0327	8.2000e-004	0.0335		126.3491	126.3491	4.3800e-003		126.4586

San Luis Rey Senior Development - San Diego County, Winter

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883

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
Vendor	0.1290	3.1675	0.9264	6.5200e-003	0.1625	0.0251	0.1876	0.0468	0.0241	0.0708		697.6751	697.6751	0.0604		699.1843
Worker	0.7693	0.5508	5.1956	0.0135	1.3144	9.4600e-003	1.3238	0.3486	8.7300e-003	0.3574		1,347.7237	1,347.7237	0.0467		1,348.8913
Total	0.8983	3.7183	6.1220	0.0201	1.4768	0.0346	1.5115	0.3954	0.0328	0.4282		2,045.3987	2,045.3987	0.1071		2,048.0756

San Luis Rey Senior Development - San Diego County, Winter

3.5 Building Construction - 2018

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	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 3
Total	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.935 1	2,620.935 1	0.6421		2,636.988 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
Vendor	0.1290	3.1675	0.9264	6.5200e-003	0.1625	0.0251	0.1876	0.0468	0.0241	0.0708		697.6751	697.6751	0.0604		699.1843
Worker	0.7693	0.5508	5.1956	0.0135	1.3144	9.4600e-003	1.3238	0.3486	8.7300e-003	0.3574		1,347.723 7	1,347.723 7	0.0467		1,348.891 3
Total	0.8983	3.7183	6.1220	0.0201	1.4768	0.0346	1.5115	0.3954	0.0328	0.4282		2,045.398 7	2,045.398 7	0.1071		2,048.075 6

San Luis Rey Senior Development - San Diego County, Winter

3.5 Building Construction - 2019

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	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.5802	2,591.5802	0.6313		2,607.3635
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.5802	2,591.5802	0.6313		2,607.3635

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
Vendor	0.1152	2.9781	0.8518	6.4600e-003	0.1625	0.0211	0.1835	0.0468	0.0202	0.0669		692.4006	692.4006	0.0584		693.8594
Worker	0.7105	0.4924	4.6783	0.0131	1.3144	9.3700e-003	1.3237	0.3486	8.6300e-003	0.3573		1,307.0620	1,307.0620	0.0422		1,308.1164
Total	0.8257	3.4705	5.5301	0.0196	1.4768	0.0304	1.5073	0.3954	0.0288	0.4242		1,999.4626	1,999.4626	0.1005		2,001.9757

San Luis Rey Senior Development - San Diego County, Winter

3.5 Building Construction - 2019

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	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

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
Vendor	0.1152	2.9781	0.8518	6.4600e-003	0.1625	0.0211	0.1835	0.0468	0.0202	0.0669		692.4006	692.4006	0.0584		693.8594
Worker	0.7105	0.4924	4.6783	0.0131	1.3144	9.3700e-003	1.3237	0.3486	8.6300e-003	0.3573		1,307.062 0	1,307.062 0	0.0422		1,308.1164
Total	0.8257	3.4705	5.5301	0.0196	1.4768	0.0304	1.5073	0.3954	0.0288	0.4242		1,999.462 6	1,999.462 6	0.1005		2,001.975 7

San Luis Rey Senior Development - San Diego County, Winter

3.6 Architectural Coating - 2019

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	22.6485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	22.9150	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

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
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
Worker	0.1421	0.0985	0.9357	2.6200e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		261.4124	261.4124	8.4300e-003		261.6233
Total	0.1421	0.0985	0.9357	2.6200e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		261.4124	261.4124	8.4300e-003		261.6233

San Luis Rey Senior Development - San Diego County, Winter

3.6 Architectural Coating - 2019

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	22.6485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	22.9150	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

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
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
Worker	0.1421	0.0985	0.9357	2.6200e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		261.4124	261.4124	8.4300e-003		261.6233
Total	0.1421	0.0985	0.9357	2.6200e-003	0.2629	1.8700e-003	0.2648	0.0697	1.7300e-003	0.0715		261.4124	261.4124	8.4300e-003		261.6233

4.0 Operational Detail - Mobile

San Luis Rey Senior Development - San Diego County, Winter

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive 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	1.0357	3.9653	9.8895	0.0271	2.2230	0.0286	2.2515	0.5942	0.0268	0.6210		2,748.4214	2,748.4214	0.1726		2,752.7360
Unmitigated	1.1052	4.4197	11.3695	0.0330	2.7625	0.0344	2.7969	0.7384	0.0323	0.7706		3,350.9932	3,350.9932	0.2005		3,356.0057

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	694.86	488.40	541.68	1,206,390	970,767
Total	694.86	488.40	541.68	1,206,390	970,767

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
Congregate Care (Assisted Living)	5.80	5.80	5.80	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

San Luis Rey Senior Development - San Diego County, Winter

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

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	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
NaturalGas Unmitigated	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

San Luis Rey Senior Development - San Diego County, Winter

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					
Congregate Care (Assisted Living)	4518.3	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Total		0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

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					
Congregate Care (Assisted Living)	4.5183	0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238
Total		0.0487	0.4164	0.1772	2.6600e-003		0.0337	0.0337		0.0337	0.0337		531.5650	531.5650	0.0102	9.7500e-003	534.7238

6.0 Area Detail

6.1 Mitigation Measures Area

San Luis Rey Senior Development - San Diego County, Winter

	ROG	NOx	CO	SO2	Fugitive 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	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826
Unmitigated	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7508					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	0.5596	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010		32.9786	32.9786	0.0322		33.7826
Total	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

San Luis Rey Senior Development - San Diego County, Winter

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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7508					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	0.5596	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010		32.9786	32.9786	0.0322		33.7826
Total	6.4521	0.2125	18.3762	9.7000e-004		0.1010	0.1010		0.1010	0.1010	0.0000	32.9786	32.9786	0.0322	0.0000	33.7826

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed Water
- Turf Reduction
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

San Luis Rey Senior Development - San Diego County, Winter

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
