

Pepperwood Place - Orange County, Summer

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

**Pepperwood Place  
Orange County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	12.00	Dwelling Unit	1.03	30,960.00	34
Other Asphalt Surfaces	0.36	Acre	0.36	15,681.60	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - 12 dwelling units on 1.39 acres. Homes have a maximum size of 2,580 SF; therefore, total max SF = 30,960 SF. On-site road is ~0.36 ac.

Construction Phase - Demo/construction to start no sooner than first 1/4 of 2023 and be completed in ~ 12 months

Grading - 77 CY of import

Demolition - ~12,000 SF of concrete paving/pool to be demolished = 81 tons of debris

Woodstoves - No woodburning stoves or fireplaces

Sequestration - Anticipated that 38 trees will be planted on-site.

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	10.20	10.80

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tblFireplaces	NumberWood	0.60	0.00
tblGrading	MaterialImported	0.00	77.00
tblLandUse	LandUseSquareFeet	21,600.00	30,960.00
tblLandUse	LotAcreage	3.90	1.03
tblSequestration	NumberOfNewTrees	0.00	38.00
tblWoodstoves	NumberCatalytic	0.60	0.00
tblWoodstoves	NumberNoncatalytic	0.60	0.00

**2.0 Emissions Summary**

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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Energy	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
Mobile	0.3104	0.3154	3.1516	7.5400e-003	0.8243	5.0300e-003	0.8293	0.2197	4.6800e-003	0.2244		780.5486	780.5486	0.0442	0.0298	790.5445
<b>Total</b>	<b>1.0424</b>	<b>0.5783</b>	<b>4.2483</b>	<b>9.2000e-003</b>	<b>0.8243</b>	<b>0.0309</b>	<b>0.8551</b>	<b>0.2197</b>	<b>0.0305</b>	<b>0.2502</b>	<b>0.0000</b>	<b>1,103.4701</b>	<b>1,103.4701</b>	<b>0.0520</b>	<b>0.0357</b>	<b>1,115.4171</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Energy	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
Mobile	0.3104	0.3154	3.1516	7.5400e-003	0.8243	5.0300e-003	0.8293	0.2197	4.6800e-003	0.2244		780.5486	780.5486	0.0442	0.0298	790.5445
<b>Total</b>	<b>1.0424</b>	<b>0.5783</b>	<b>4.2483</b>	<b>9.2000e-003</b>	<b>0.8243</b>	<b>0.0309</b>	<b>0.8551</b>	<b>0.2197</b>	<b>0.0305</b>	<b>0.2502</b>	<b>0.0000</b>	<b>1,103.4701</b>	<b>1,103.4701</b>	<b>0.0520</b>	<b>0.0357</b>	<b>1,115.4171</b>

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	1/31/2023	5	2	
3	Grading	Grading	2/1/2023	2/6/2023	5	4	
4	Building Construction	Building Construction	2/7/2023	11/13/2023	5	200	
5	Paving	Paving	11/14/2023	11/27/2023	5	10	
6	Architectural Coating	Architectural Coating	11/28/2023	12/11/2023	5	10	

**Acres of Grading (Site Preparation Phase): 1.88**

**Acres of Grading (Grading Phase): 4**

**Acres of Paving: 0.36**

**Residential Indoor: 62,694; Residential Outdoor: 20,898; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 941 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

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

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	8.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	11.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

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**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0867	0.0000	0.0867	0.0131	0.0000	0.0131			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
<b>Total</b>	<b>1.4725</b>	<b>14.3184</b>	<b>13.4577</b>	<b>0.0241</b>	<b>0.0867</b>	<b>0.6766</b>	<b>0.7633</b>	<b>0.0131</b>	<b>0.6328</b>	<b>0.6459</b>		<b>2,324.3959</b>	<b>2,324.3959</b>	<b>0.5893</b>		<b>2,339.1278</b>

**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	8.3000e-004	0.0477	0.0163	2.2000e-004	6.9800e-003	3.1000e-004	7.2800e-003	1.9100e-003	2.9000e-004	2.2000e-003		25.5820	25.5820	2.5800e-003	4.1000e-003	26.8695
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	0.0366	0.0234	0.3981	1.2300e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		125.4904	125.4904	2.7200e-003	2.6800e-003	126.3564
<b>Total</b>	<b>0.0375</b>	<b>0.0711</b>	<b>0.4144</b>	<b>1.4500e-003</b>	<b>0.1523</b>	<b>1.0500e-003</b>	<b>0.1533</b>	<b>0.0405</b>	<b>9.7000e-004</b>	<b>0.0414</b>		<b>151.0724</b>	<b>151.0724</b>	<b>5.3000e-003</b>	<b>6.7800e-003</b>	<b>153.2258</b>

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**3.2 Demolition - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0338	0.0000	0.0338	5.1200e-003	0.0000	5.1200e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
<b>Total</b>	<b>1.4725</b>	<b>14.3184</b>	<b>13.4577</b>	<b>0.0241</b>	<b>0.0338</b>	<b>0.6766</b>	<b>0.7104</b>	<b>5.1200e-003</b>	<b>0.6328</b>	<b>0.6379</b>	<b>0.0000</b>	<b>2,324.3959</b>	<b>2,324.3959</b>	<b>0.5893</b>		<b>2,339.1278</b>

**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	8.3000e-004	0.0477	0.0163	2.2000e-004	6.9800e-003	3.1000e-004	7.2800e-003	1.9100e-003	2.9000e-004	2.2000e-003		25.5820	25.5820	2.5800e-003	4.1000e-003	26.8695
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	0.0366	0.0234	0.3981	1.2300e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		125.4904	125.4904	2.7200e-003	2.6800e-003	126.3564
<b>Total</b>	<b>0.0375</b>	<b>0.0711</b>	<b>0.4144</b>	<b>1.4500e-003</b>	<b>0.1523</b>	<b>1.0500e-003</b>	<b>0.1533</b>	<b>0.0405</b>	<b>9.7000e-004</b>	<b>0.0414</b>		<b>151.0724</b>	<b>151.0724</b>	<b>5.3000e-003</b>	<b>6.7800e-003</b>	<b>153.2258</b>



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

**3.3 Site Preparation - 2023**

**Unmitigated Construction 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					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
<b>Total</b>	<b>1.1339</b>	<b>12.4250</b>	<b>6.6420</b>	<b>0.0172</b>	<b>6.2662</b>	<b>0.5074</b>	<b>6.7736</b>	<b>3.0041</b>	<b>0.4668</b>	<b>3.4709</b>		<b>1,666.0573</b>	<b>1,666.0573</b>	<b>0.5388</b>		<b>1,679.5282</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0225	0.0144	0.2450	7.5000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		77.2248	77.2248	1.6800e-003	1.6500e-003	77.7578
<b>Total</b>	<b>0.0225</b>	<b>0.0144</b>	<b>0.2450</b>	<b>7.5000e-004</b>	<b>0.0894</b>	<b>4.6000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.2000e-004</b>	<b>0.0241</b>		<b>77.2248</b>	<b>77.2248</b>	<b>1.6800e-003</b>	<b>1.6500e-003</b>	<b>77.7578</b>

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**3.3 Site Preparation - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4438	0.0000	2.4438	1.1716	0.0000	1.1716			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.057 3	1,666.057 3	0.5388		1,679.528 2
<b>Total</b>	<b>1.1339</b>	<b>12.4250</b>	<b>6.6420</b>	<b>0.0172</b>	<b>2.4438</b>	<b>0.5074</b>	<b>2.9512</b>	<b>1.1716</b>	<b>0.4668</b>	<b>1.6384</b>	<b>0.0000</b>	<b>1,666.057 3</b>	<b>1,666.057 3</b>	<b>0.5388</b>		<b>1,679.528 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0225	0.0144	0.2450	7.5000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		77.2248	77.2248	1.6800e-003	1.6500e-003	77.7578
<b>Total</b>	<b>0.0225</b>	<b>0.0144</b>	<b>0.2450</b>	<b>7.5000e-004</b>	<b>0.0894</b>	<b>4.6000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.2000e-004</b>	<b>0.0241</b>		<b>77.2248</b>	<b>77.2248</b>	<b>1.6800e-003</b>	<b>1.6500e-003</b>	<b>77.7578</b>

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**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0848	0.0000	7.0848	3.4251	0.0000	3.4251			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
<b>Total</b>	<b>1.3330</b>	<b>14.4676</b>	<b>8.7038</b>	<b>0.0206</b>	<b>7.0848</b>	<b>0.6044</b>	<b>7.6891</b>	<b>3.4251</b>	<b>0.5560</b>	<b>3.9811</b>		<b>1,995.6147</b>	<b>1,995.6147</b>	<b>0.6454</b>		<b>2,011.7503</b>

**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	5.2100e-003	0.2979	0.1021	1.4000e-003	0.0436	1.9200e-003	0.0455	0.0119	1.8300e-003	0.0138		159.8876	159.8876	0.0161	0.0257	167.9341
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0282	0.0180	0.3062	9.4000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		96.5311	96.5311	2.1000e-003	2.0600e-003	97.1972
<b>Total</b>	<b>0.0334</b>	<b>0.3160</b>	<b>0.4083</b>	<b>2.3400e-003</b>	<b>0.1554</b>	<b>2.4900e-003</b>	<b>0.1579</b>	<b>0.0416</b>	<b>2.3600e-003</b>	<b>0.0439</b>		<b>256.4187</b>	<b>256.4187</b>	<b>0.0182</b>	<b>0.0277</b>	<b>265.1313</b>

Pepperwood Place - Orange County, Summer

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

**3.4 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7631	0.0000	2.7631	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
<b>Total</b>	<b>1.3330</b>	<b>14.4676</b>	<b>8.7038</b>	<b>0.0206</b>	<b>2.7631</b>	<b>0.6044</b>	<b>3.3674</b>	<b>1.3358</b>	<b>0.5560</b>	<b>1.8918</b>	<b>0.0000</b>	<b>1,995.6147</b>	<b>1,995.6147</b>	<b>0.6454</b>		<b>2,011.7503</b>

**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	5.2100e-003	0.2979	0.1021	1.4000e-003	0.0436	1.9200e-003	0.0455	0.0119	1.8300e-003	0.0138		159.8876	159.8876	0.0161	0.0257	167.9341
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0282	0.0180	0.3062	9.4000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		96.5311	96.5311	2.1000e-003	2.0600e-003	97.1972
<b>Total</b>	<b>0.0334</b>	<b>0.3160</b>	<b>0.4083</b>	<b>2.3400e-003</b>	<b>0.1554</b>	<b>2.4900e-003</b>	<b>0.1579</b>	<b>0.0416</b>	<b>2.3600e-003</b>	<b>0.0439</b>		<b>256.4187</b>	<b>256.4187</b>	<b>0.0182</b>	<b>0.0277</b>	<b>265.1313</b>

Pepperwood Place - Orange County, Summer

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

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

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

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0310	0.0198	0.3368	1.0400e-003	0.1230	6.3000e-004	0.1236	0.0326	5.8000e-004	0.0332		106.1842	106.1842	2.3000e-003	2.2700e-003	106.9169
<b>Total</b>	<b>0.0350</b>	<b>0.1600</b>	<b>0.3949</b>	<b>1.7600e-003</b>	<b>0.1485</b>	<b>1.3500e-003</b>	<b>0.1499</b>	<b>0.0400</b>	<b>1.2700e-003</b>	<b>0.0412</b>		<b>185.1639</b>	<b>185.1639</b>	<b>7.0000e-003</b>	<b>0.0136</b>	<b>189.3912</b>

Pepperwood Place - Orange County, Summer

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

**3.5 Building Construction - 2023**

**Mitigated Construction On-Site**

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

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0400e-003	0.1402	0.0581	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		78.9798	78.9798	4.7000e-003	0.0113	82.4743
Worker	0.0310	0.0198	0.3368	1.0400e-003	0.1230	6.3000e-004	0.1236	0.0326	5.8000e-004	0.0332		106.1842	106.1842	2.3000e-003	2.2700e-003	106.9169
<b>Total</b>	<b>0.0350</b>	<b>0.1600</b>	<b>0.3949</b>	<b>1.7600e-003</b>	<b>0.1485</b>	<b>1.3500e-003</b>	<b>0.1499</b>	<b>0.0400</b>	<b>1.2700e-003</b>	<b>0.0412</b>		<b>185.1639</b>	<b>185.1639</b>	<b>7.0000e-003</b>	<b>0.0136</b>	<b>189.3912</b>

Pepperwood Place - Orange County, Summer

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

**3.6 Paving - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7389</b>	<b>6.2357</b>	<b>8.8024</b>	<b>0.0136</b>		<b>0.3084</b>	<b>0.3084</b>		<b>0.2846</b>	<b>0.2846</b>		<b>1,297.6880</b>	<b>1,297.6880</b>	<b>0.4114</b>		<b>1,307.9725</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0366	0.0234	0.3981	1.2300e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		125.4904	125.4904	2.7200e-003	2.6800e-003	126.3564
<b>Total</b>	<b>0.0366</b>	<b>0.0234</b>	<b>0.3981</b>	<b>1.2300e-003</b>	<b>0.1453</b>	<b>7.4000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>6.8000e-004</b>	<b>0.0392</b>		<b>125.4904</b>	<b>125.4904</b>	<b>2.7200e-003</b>	<b>2.6800e-003</b>	<b>126.3564</b>

Pepperwood Place - Orange County, Summer

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

**3.6 Paving - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7389</b>	<b>6.2357</b>	<b>8.8024</b>	<b>0.0136</b>		<b>0.3084</b>	<b>0.3084</b>		<b>0.2846</b>	<b>0.2846</b>	<b>0.0000</b>	<b>1,297.6880</b>	<b>1,297.6880</b>	<b>0.4114</b>		<b>1,307.9725</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0366	0.0234	0.3981	1.2300e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		125.4904	125.4904	2.7200e-003	2.6800e-003	126.3564
<b>Total</b>	<b>0.0366</b>	<b>0.0234</b>	<b>0.3981</b>	<b>1.2300e-003</b>	<b>0.1453</b>	<b>7.4000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>6.8000e-004</b>	<b>0.0392</b>		<b>125.4904</b>	<b>125.4904</b>	<b>2.7200e-003</b>	<b>2.6800e-003</b>	<b>126.3564</b>



Pepperwood Place - Orange County, Summer

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

**3.7 Architectural Coating - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.8086					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
<b>Total</b>	<b>20.0003</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6400e-003	3.6100e-003	0.0612	1.9000e-004	0.0224	1.1000e-004	0.0225	5.9300e-003	1.1000e-004	6.0300e-003		19.3062	19.3062	4.2000e-004	4.1000e-004	19.4394
<b>Total</b>	<b>5.6400e-003</b>	<b>3.6100e-003</b>	<b>0.0612</b>	<b>1.9000e-004</b>	<b>0.0224</b>	<b>1.1000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.1000e-004</b>	<b>6.0300e-003</b>		<b>19.3062</b>	<b>19.3062</b>	<b>4.2000e-004</b>	<b>4.1000e-004</b>	<b>19.4394</b>

Pepperwood Place - Orange County, Summer

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

**3.7 Architectural Coating - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.8086					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
<b>Total</b>	<b>20.0003</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6400e-003	3.6100e-003	0.0612	1.9000e-004	0.0224	1.1000e-004	0.0225	5.9300e-003	1.1000e-004	6.0300e-003		19.3062	19.3062	4.2000e-004	4.1000e-004	19.4394
<b>Total</b>	<b>5.6400e-003</b>	<b>3.6100e-003</b>	<b>0.0612</b>	<b>1.9000e-004</b>	<b>0.0224</b>	<b>1.1000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.1000e-004</b>	<b>6.0300e-003</b>		<b>19.3062</b>	<b>19.3062</b>	<b>4.2000e-004</b>	<b>4.1000e-004</b>	<b>19.4394</b>

Pepperwood Place - Orange County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3104	0.3154	3.1516	7.5400e-003	0.8243	5.0300e-003	0.8293	0.2197	4.6800e-003	0.2244		780.5486	780.5486	0.0442	0.0298	790.5445
Unmitigated	0.3104	0.3154	3.1516	7.5400e-003	0.8243	5.0300e-003	0.8293	0.2197	4.6800e-003	0.2244		780.5486	780.5486	0.0442	0.0298	790.5445

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	113.28	114.48	102.60	382,467	382,467
<b>Total</b>	<b>113.28</b>	<b>114.48</b>	<b>102.60</b>	<b>382,467</b>	<b>382,467</b>

**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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

Pepperwood Place - Orange County, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
Single Family Housing	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869

**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	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
NaturalGas Unmitigated	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822

Pepperwood Place - Orange 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**

	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					
Other Asphalt Surfaces	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
Single Family Housing	785.679	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
<b>Total</b>		<b>8.4700e-003</b>	<b>0.0724</b>	<b>0.0308</b>	<b>4.6000e-004</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>92.4329</b>	<b>92.4329</b>	<b>1.7700e-003</b>	<b>1.6900e-003</b>	<b>92.9822</b>

**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					
Other Asphalt Surfaces	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
Single Family Housing	0.785679	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
<b>Total</b>		<b>8.4700e-003</b>	<b>0.0724</b>	<b>0.0308</b>	<b>4.6000e-004</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>92.4329</b>	<b>92.4329</b>	<b>1.7700e-003</b>	<b>1.6900e-003</b>	<b>92.9822</b>

**6.0 Area Detail**

Pepperwood Place - Orange County, Summer

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Unmitigated	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904

Pepperwood Place - Orange 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**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0210	0.1792	0.0762	1.1400e-003		0.0145	0.0145		0.0145	0.0145	0.0000	228.7059	228.7059	4.3800e-003	4.1900e-003	230.0650
Landscaping	0.0298	0.0114	0.9896	5.0000e-005		5.4900e-003	5.4900e-003		5.4900e-003	5.4900e-003		1.7827	1.7827	1.7100e-003		1.8255
<b>Total</b>	<b>0.7236</b>	<b>0.1906</b>	<b>1.0659</b>	<b>1.1900e-003</b>		<b>0.0200</b>	<b>0.0200</b>		<b>0.0200</b>	<b>0.0200</b>	<b>0.0000</b>	<b>230.4886</b>	<b>230.4886</b>	<b>6.0900e-003</b>	<b>4.1900e-003</b>	<b>231.8904</b>

Pepperwood Place - Orange 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0210	0.1792	0.0762	1.1400e-003		0.0145	0.0145		0.0145	0.0145	0.0000	228.7059	228.7059	4.3800e-003	4.1900e-003	230.0650
Landscaping	0.0298	0.0114	0.9896	5.0000e-005		5.4900e-003	5.4900e-003		5.4900e-003	5.4900e-003		1.7827	1.7827	1.7100e-003		1.8255
<b>Total</b>	<b>0.7236</b>	<b>0.1906</b>	<b>1.0659</b>	<b>1.1900e-003</b>		<b>0.0200</b>	<b>0.0200</b>		<b>0.0200</b>	<b>0.0200</b>	<b>0.0000</b>	<b>230.4886</b>	<b>230.4886</b>	<b>6.0900e-003</b>	<b>4.1900e-003</b>	<b>231.8904</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



Pepperwood Place - Orange County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Pepperwood Place - Orange County, Winter

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

**Pepperwood Place  
Orange County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	12.00	Dwelling Unit	1.03	30,960.00	34
Other Asphalt Surfaces	0.36	Acre	0.36	15,681.60	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - 12 dwelling units on 1.39 acres. Homes have a maximum size of 2,580 SF; therefore, total max SF = 30,960 SF. On-site road is ~0.36 ac.

Construction Phase - Demo/construction to start no sooner than first 1/4 of 2023 and be completed in ~ 12 months

Grading - 77 CY of import

Demolition - ~12,000 SF of concrete paving/pool to be demolished = 81 tons of debris

Woodstoves - No woodburning stoves or fireplaces

Sequestration - Anticipated that 38 trees will be planted on-site.

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	10.20	10.80

Pepperwood Place - Orange County, Winter

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

tblFireplaces	NumberWood	0.60	0.00
tblGrading	MaterialImported	0.00	77.00
tblLandUse	LandUseSquareFeet	21,600.00	30,960.00
tblLandUse	LotAcreage	3.90	1.03
tblSequestration	NumberOfNewTrees	0.00	38.00
tblWoodstoves	NumberCatalytic	0.60	0.00
tblWoodstoves	NumberNoncatalytic	0.60	0.00

**2.0 Emissions Summary**

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Pepperwood Place - Orange 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**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Energy	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
Mobile	0.3085	0.3387	3.1132	7.2500e-003	0.8243	5.0400e-003	0.8293	0.2197	4.6800e-003	0.2244		750.7252	750.7252	0.0455	0.0311	761.1243
<b>Total</b>	<b>1.0405</b>	<b>0.6017</b>	<b>4.2099</b>	<b>8.9100e-003</b>	<b>0.8243</b>	<b>0.0309</b>	<b>0.8552</b>	<b>0.2197</b>	<b>0.0305</b>	<b>0.2502</b>	<b>0.0000</b>	<b>1,073.6467</b>	<b>1,073.6467</b>	<b>0.0534</b>	<b>0.0370</b>	<b>1,085.9969</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Energy	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
Mobile	0.3085	0.3387	3.1132	7.2500e-003	0.8243	5.0400e-003	0.8293	0.2197	4.6800e-003	0.2244		750.7252	750.7252	0.0455	0.0311	761.1243
<b>Total</b>	<b>1.0405</b>	<b>0.6017</b>	<b>4.2099</b>	<b>8.9100e-003</b>	<b>0.8243</b>	<b>0.0309</b>	<b>0.8552</b>	<b>0.2197</b>	<b>0.0305</b>	<b>0.2502</b>	<b>0.0000</b>	<b>1,073.6467</b>	<b>1,073.6467</b>	<b>0.0534</b>	<b>0.0370</b>	<b>1,085.9969</b>

Pepperwood Place - Orange County, Winter

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

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	1/31/2023	5	2	
3	Grading	Grading	2/1/2023	2/6/2023	5	4	
4	Building Construction	Building Construction	2/7/2023	11/13/2023	5	200	
5	Paving	Paving	11/14/2023	11/27/2023	5	10	
6	Architectural Coating	Architectural Coating	11/28/2023	12/11/2023	5	10	

**Acres of Grading (Site Preparation Phase): 1.88**

**Acres of Grading (Grading Phase): 4**

**Acres of Paving: 0.36**

**Residential Indoor: 62,694; Residential Outdoor: 20,898; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 941 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

Pepperwood Place - Orange County, Winter

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

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

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	8.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	11.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

Pepperwood Place - Orange County, Winter

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

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0867	0.0000	0.0867	0.0131	0.0000	0.0131			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
<b>Total</b>	<b>1.4725</b>	<b>14.3184</b>	<b>13.4577</b>	<b>0.0241</b>	<b>0.0867</b>	<b>0.6766</b>	<b>0.7633</b>	<b>0.0131</b>	<b>0.6328</b>	<b>0.6459</b>		<b>2,324.3959</b>	<b>2,324.3959</b>	<b>0.5893</b>		<b>2,339.1278</b>

**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	7.8000e-004	0.0497	0.0165	2.2000e-004	6.9800e-003	3.1000e-004	7.2800e-003	1.9100e-003	2.9000e-004	2.2000e-003		25.6052	25.6052	2.5800e-003	4.1100e-003	26.8936
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	0.0400	0.0257	0.3708	1.1700e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		119.4903	119.4903	2.7900e-003	2.8500e-003	120.4090
<b>Total</b>	<b>0.0408</b>	<b>0.0754</b>	<b>0.3873</b>	<b>1.3900e-003</b>	<b>0.1523</b>	<b>1.0500e-003</b>	<b>0.1533</b>	<b>0.0405</b>	<b>9.7000e-004</b>	<b>0.0414</b>		<b>145.0955</b>	<b>145.0955</b>	<b>5.3700e-003</b>	<b>6.9600e-003</b>	<b>147.3026</b>



Pepperwood Place - Orange County, Winter

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

**3.2 Demolition - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0338	0.0000	0.0338	5.1200e-003	0.0000	5.1200e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
<b>Total</b>	<b>1.4725</b>	<b>14.3184</b>	<b>13.4577</b>	<b>0.0241</b>	<b>0.0338</b>	<b>0.6766</b>	<b>0.7104</b>	<b>5.1200e-003</b>	<b>0.6328</b>	<b>0.6379</b>	<b>0.0000</b>	<b>2,324.3959</b>	<b>2,324.3959</b>	<b>0.5893</b>		<b>2,339.1278</b>

**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	7.8000e-004	0.0497	0.0165	2.2000e-004	6.9800e-003	3.1000e-004	7.2800e-003	1.9100e-003	2.9000e-004	2.2000e-003		25.6052	25.6052	2.5800e-003	4.1100e-003	26.8936
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	0.0400	0.0257	0.3708	1.1700e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		119.4903	119.4903	2.7900e-003	2.8500e-003	120.4090
<b>Total</b>	<b>0.0408</b>	<b>0.0754</b>	<b>0.3873</b>	<b>1.3900e-003</b>	<b>0.1523</b>	<b>1.0500e-003</b>	<b>0.1533</b>	<b>0.0405</b>	<b>9.7000e-004</b>	<b>0.0414</b>		<b>145.0955</b>	<b>145.0955</b>	<b>5.3700e-003</b>	<b>6.9600e-003</b>	<b>147.3026</b>

Pepperwood Place - Orange County, Winter

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.057 3	1,666.057 3	0.5388		1,679.528 2
<b>Total</b>	<b>1.1339</b>	<b>12.4250</b>	<b>6.6420</b>	<b>0.0172</b>	<b>6.2662</b>	<b>0.5074</b>	<b>6.7736</b>	<b>3.0041</b>	<b>0.4668</b>	<b>3.4709</b>		<b>1,666.057 3</b>	<b>1,666.057 3</b>	<b>0.5388</b>		<b>1,679.528 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0246	0.0158	0.2282	7.2000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		73.5325	73.5325	1.7200e-003	1.7500e-003	74.0978
<b>Total</b>	<b>0.0246</b>	<b>0.0158</b>	<b>0.2282</b>	<b>7.2000e-004</b>	<b>0.0894</b>	<b>4.6000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.2000e-004</b>	<b>0.0241</b>		<b>73.5325</b>	<b>73.5325</b>	<b>1.7200e-003</b>	<b>1.7500e-003</b>	<b>74.0978</b>

Pepperwood Place - Orange County, Winter

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

**3.3 Site Preparation - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4438	0.0000	2.4438	1.1716	0.0000	1.1716			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.057 3	1,666.057 3	0.5388		1,679.528 2
<b>Total</b>	<b>1.1339</b>	<b>12.4250</b>	<b>6.6420</b>	<b>0.0172</b>	<b>2.4438</b>	<b>0.5074</b>	<b>2.9512</b>	<b>1.1716</b>	<b>0.4668</b>	<b>1.6384</b>	<b>0.0000</b>	<b>1,666.057 3</b>	<b>1,666.057 3</b>	<b>0.5388</b>		<b>1,679.528 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0246	0.0158	0.2282	7.2000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		73.5325	73.5325	1.7200e-003	1.7500e-003	74.0978
<b>Total</b>	<b>0.0246</b>	<b>0.0158</b>	<b>0.2282</b>	<b>7.2000e-004</b>	<b>0.0894</b>	<b>4.6000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.2000e-004</b>	<b>0.0241</b>		<b>73.5325</b>	<b>73.5325</b>	<b>1.7200e-003</b>	<b>1.7500e-003</b>	<b>74.0978</b>

Pepperwood Place - Orange County, Winter

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

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0848	0.0000	7.0848	3.4251	0.0000	3.4251			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
<b>Total</b>	<b>1.3330</b>	<b>14.4676</b>	<b>8.7038</b>	<b>0.0206</b>	<b>7.0848</b>	<b>0.6044</b>	<b>7.6891</b>	<b>3.4251</b>	<b>0.5560</b>	<b>3.9811</b>		<b>1,995.6147</b>	<b>1,995.6147</b>	<b>0.6454</b>		<b>2,011.7503</b>

**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	4.9000e-003	0.3106	0.1033	1.4000e-003	0.0436	1.9200e-003	0.0455	0.0119	1.8400e-003	0.0138		160.0322	160.0322	0.0161	0.0257	168.0852
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	0.0308	0.0198	0.2853	9.0000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		91.9157	91.9157	2.1500e-003	2.1900e-003	92.6223
<b>Total</b>	<b>0.0357</b>	<b>0.3304</b>	<b>0.3885</b>	<b>2.3000e-003</b>	<b>0.1554</b>	<b>2.4900e-003</b>	<b>0.1579</b>	<b>0.0416</b>	<b>2.3700e-003</b>	<b>0.0440</b>		<b>251.9478</b>	<b>251.9478</b>	<b>0.0183</b>	<b>0.0279</b>	<b>260.7074</b>

Pepperwood Place - Orange County, Winter

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

**3.4 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7631	0.0000	2.7631	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
<b>Total</b>	<b>1.3330</b>	<b>14.4676</b>	<b>8.7038</b>	<b>0.0206</b>	<b>2.7631</b>	<b>0.6044</b>	<b>3.3674</b>	<b>1.3358</b>	<b>0.5560</b>	<b>1.8918</b>	<b>0.0000</b>	<b>1,995.6147</b>	<b>1,995.6147</b>	<b>0.6454</b>		<b>2,011.7503</b>

**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	4.9000e-003	0.3106	0.1033	1.4000e-003	0.0436	1.9200e-003	0.0455	0.0119	1.8400e-003	0.0138		160.0322	160.0322	0.0161	0.0257	168.0852
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	0.0308	0.0198	0.2853	9.0000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		91.9157	91.9157	2.1500e-003	2.1900e-003	92.6223
<b>Total</b>	<b>0.0357</b>	<b>0.3304</b>	<b>0.3885</b>	<b>2.3000e-003</b>	<b>0.1554</b>	<b>2.4900e-003</b>	<b>0.1579</b>	<b>0.0416</b>	<b>2.3700e-003</b>	<b>0.0440</b>		<b>251.9478</b>	<b>251.9478</b>	<b>0.0183</b>	<b>0.0279</b>	<b>260.7074</b>

Pepperwood Place - Orange County, Winter

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

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

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

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0339	0.0218	0.3138	9.9000e-004	0.1230	6.3000e-004	0.1236	0.0326	5.8000e-004	0.0332		101.1072	101.1072	2.3600e-003	2.4100e-003	101.8845
<b>Total</b>	<b>0.0378</b>	<b>0.1682</b>	<b>0.3738</b>	<b>1.7100e-003</b>	<b>0.1485</b>	<b>1.3500e-003</b>	<b>0.1499</b>	<b>0.0400</b>	<b>1.2700e-003</b>	<b>0.0412</b>		<b>180.2031</b>	<b>180.2031</b>	<b>7.0400e-003</b>	<b>0.0138</b>	<b>184.4823</b>

Pepperwood Place - Orange County, Winter

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

**3.5 Building Construction - 2023**

**Mitigated Construction On-Site**

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

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9000e-003	0.1464	0.0600	7.2000e-004	0.0256	7.2000e-004	0.0263	7.3600e-003	6.9000e-004	8.0500e-003		79.0959	79.0959	4.6800e-003	0.0114	82.5978
Worker	0.0339	0.0218	0.3138	9.9000e-004	0.1230	6.3000e-004	0.1236	0.0326	5.8000e-004	0.0332		101.1072	101.1072	2.3600e-003	2.4100e-003	101.8845
<b>Total</b>	<b>0.0378</b>	<b>0.1682</b>	<b>0.3738</b>	<b>1.7100e-003</b>	<b>0.1485</b>	<b>1.3500e-003</b>	<b>0.1499</b>	<b>0.0400</b>	<b>1.2700e-003</b>	<b>0.0412</b>		<b>180.2031</b>	<b>180.2031</b>	<b>7.0400e-003</b>	<b>0.0138</b>	<b>184.4823</b>

Pepperwood Place - Orange County, Winter

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

**3.6 Paving - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7389</b>	<b>6.2357</b>	<b>8.8024</b>	<b>0.0136</b>		<b>0.3084</b>	<b>0.3084</b>		<b>0.2846</b>	<b>0.2846</b>		<b>1,297.6880</b>	<b>1,297.6880</b>	<b>0.4114</b>		<b>1,307.9725</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0400	0.0257	0.3708	1.1700e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		119.4903	119.4903	2.7900e-003	2.8500e-003	120.4090
<b>Total</b>	<b>0.0400</b>	<b>0.0257</b>	<b>0.3708</b>	<b>1.1700e-003</b>	<b>0.1453</b>	<b>7.4000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>6.8000e-004</b>	<b>0.0392</b>		<b>119.4903</b>	<b>119.4903</b>	<b>2.7900e-003</b>	<b>2.8500e-003</b>	<b>120.4090</b>



Pepperwood Place - Orange County, Winter

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

**3.6 Paving - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7389</b>	<b>6.2357</b>	<b>8.8024</b>	<b>0.0136</b>		<b>0.3084</b>	<b>0.3084</b>		<b>0.2846</b>	<b>0.2846</b>	<b>0.0000</b>	<b>1,297.6880</b>	<b>1,297.6880</b>	<b>0.4114</b>		<b>1,307.9725</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0400	0.0257	0.3708	1.1700e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		119.4903	119.4903	2.7900e-003	2.8500e-003	120.4090
<b>Total</b>	<b>0.0400</b>	<b>0.0257</b>	<b>0.3708</b>	<b>1.1700e-003</b>	<b>0.1453</b>	<b>7.4000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>6.8000e-004</b>	<b>0.0392</b>		<b>119.4903</b>	<b>119.4903</b>	<b>2.7900e-003</b>	<b>2.8500e-003</b>	<b>120.4090</b>

Pepperwood Place - Orange County, Winter

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

**3.7 Architectural Coating - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.8086					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
<b>Total</b>	<b>20.0003</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.1600e-003	3.9600e-003	0.0571	1.8000e-004	0.0224	1.1000e-004	0.0225	5.9300e-003	1.1000e-004	6.0300e-003		18.3831	18.3831	4.3000e-004	4.4000e-004	18.5245
<b>Total</b>	<b>6.1600e-003</b>	<b>3.9600e-003</b>	<b>0.0571</b>	<b>1.8000e-004</b>	<b>0.0224</b>	<b>1.1000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.1000e-004</b>	<b>6.0300e-003</b>		<b>18.3831</b>	<b>18.3831</b>	<b>4.3000e-004</b>	<b>4.4000e-004</b>	<b>18.5245</b>

Pepperwood Place - Orange County, Winter

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

**3.7 Architectural Coating - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.8086					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
<b>Total</b>	<b>20.0003</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.1600e-003	3.9600e-003	0.0571	1.8000e-004	0.0224	1.1000e-004	0.0225	5.9300e-003	1.1000e-004	6.0300e-003		18.3831	18.3831	4.3000e-004	4.4000e-004	18.5245
<b>Total</b>	<b>6.1600e-003</b>	<b>3.9600e-003</b>	<b>0.0571</b>	<b>1.8000e-004</b>	<b>0.0224</b>	<b>1.1000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.1000e-004</b>	<b>6.0300e-003</b>		<b>18.3831</b>	<b>18.3831</b>	<b>4.3000e-004</b>	<b>4.4000e-004</b>	<b>18.5245</b>

Pepperwood Place - Orange County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3085	0.3387	3.1132	7.2500e-003	0.8243	5.0400e-003	0.8293	0.2197	4.6800e-003	0.2244		750.7252	750.7252	0.0455	0.0311	761.1243
Unmitigated	0.3085	0.3387	3.1132	7.2500e-003	0.8243	5.0400e-003	0.8293	0.2197	4.6800e-003	0.2244		750.7252	750.7252	0.0455	0.0311	761.1243

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	113.28	114.48	102.60	382,467	382,467
<b>Total</b>	<b>113.28</b>	<b>114.48</b>	<b>102.60</b>	<b>382,467</b>	<b>382,467</b>

**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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

Pepperwood Place - Orange County, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
Single Family Housing	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869

**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	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
NaturalGas Unmitigated	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822

Pepperwood Place - Orange 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

	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					
Other Asphalt Surfaces	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
Single Family Housing	785.679	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
<b>Total</b>		<b>8.4700e-003</b>	<b>0.0724</b>	<b>0.0308</b>	<b>4.6000e-004</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>92.4329</b>	<b>92.4329</b>	<b>1.7700e-003</b>	<b>1.6900e-003</b>	<b>92.9822</b>

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					
Other Asphalt Surfaces	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
Single Family Housing	0.785679	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003		92.4329	92.4329	1.7700e-003	1.6900e-003	92.9822
<b>Total</b>		<b>8.4700e-003</b>	<b>0.0724</b>	<b>0.0308</b>	<b>4.6000e-004</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>5.8500e-003</b>	<b>5.8500e-003</b>		<b>92.4329</b>	<b>92.4329</b>	<b>1.7700e-003</b>	<b>1.6900e-003</b>	<b>92.9822</b>

**6.0 Area Detail**

Pepperwood Place - Orange County, Winter

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904
Unmitigated	0.7236	0.1906	1.0659	1.2000e-003		0.0200	0.0200		0.0200	0.0200	0.0000	230.4886	230.4886	6.0900e-003	4.1900e-003	231.8904

Pepperwood Place - Orange 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**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0210	0.1792	0.0762	1.1400e-003		0.0145	0.0145		0.0145	0.0145	0.0000	228.7059	228.7059	4.3800e-003	4.1900e-003	230.0650
Landscaping	0.0298	0.0114	0.9896	5.0000e-005		5.4900e-003	5.4900e-003		5.4900e-003	5.4900e-003		1.7827	1.7827	1.7100e-003		1.8255
<b>Total</b>	<b>0.7236</b>	<b>0.1906</b>	<b>1.0659</b>	<b>1.1900e-003</b>		<b>0.0200</b>	<b>0.0200</b>		<b>0.0200</b>	<b>0.0200</b>	<b>0.0000</b>	<b>230.4886</b>	<b>230.4886</b>	<b>6.0900e-003</b>	<b>4.1900e-003</b>	<b>231.8904</b>



Pepperwood Place - Orange 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0210	0.1792	0.0762	1.1400e-003		0.0145	0.0145		0.0145	0.0145	0.0000	228.7059	228.7059	4.3800e-003	4.1900e-003	230.0650
Landscaping	0.0298	0.0114	0.9896	5.0000e-005		5.4900e-003	5.4900e-003		5.4900e-003	5.4900e-003		1.7827	1.7827	1.7100e-003		1.8255
<b>Total</b>	<b>0.7236</b>	<b>0.1906</b>	<b>1.0659</b>	<b>1.1900e-003</b>		<b>0.0200</b>	<b>0.0200</b>		<b>0.0200</b>	<b>0.0200</b>	<b>0.0000</b>	<b>230.4886</b>	<b>230.4886</b>	<b>6.0900e-003</b>	<b>4.1900e-003</b>	<b>231.8904</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Pepperwood Place - Orange County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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