



**Greenhouse Gas Analysis for the
City of Del Mar Zoning Ordinance
Amendment (ZA18-002) Program
Del Mar, California**

Prepared for
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A handwritten signature in black ink that reads "Jessica Fleming". The signature is fluid and cursive, with "Jessica" on top and "Fleming" below it, though the two words are connected.

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Acronyms and Abbreviations

AB	Assembly Bill
BAU	business as usual
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCA	Community Choice Aggregation
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CH ₄	Methane
City	City of Del Mar
CPUC	California Public Utilities Commission
CO ₂	carbon dioxide
DMMC	Del Mar Municipal Code
EO	Executive Order
GHG	greenhouse gas
GWP	global warming potential
HVAC	heating, ventilation, and air conditioning
IPCC	Intergovernmental Panel on Climate Change
MMT CO ₂ E	million metric tons carbon dioxide equivalent
MPO	Metropolitan Planning Organizations
mpg	miles per gallon
MT CO ₂ E	metric tons of carbon dioxide equivalent
MWh	megawatt-hour
NC	North Commercial
NCTD	North County Transit District
N ₂ O	nitrous oxide
PACE	Property Assessed Clean Energy
PC	Professional Commercial
PF	Public Facilities
program	City of Del Mar Zoning Ordinance Amendment (ZA18-002) Program
RPS	Renewables Portfolio Standard
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCAQMD	Southern California Air Quality Monitoring District
SDG&E	San Diego Gas & Electric
U.S. EPA	U.S. Environmental Protection Agency

Executive Summary

This report evaluates potential greenhouse gas (GHG) impacts associated with the proposed City of Del Mar (City) Zoning Ordinance Amendment (ZA18-002) Program (program). The program proposes a General Plan Amendment, Zoning Code Amendment, and a Local Coastal Program Amendment to implement the City's Certified Housing Element by allowing multiple-dwelling unit residential as an allowed use within the existing North Commercial (NC) and Professional Commercial (PC) Zones (up to 20 dwelling units per acre). In addition to analyzing the proposed amendments, this report also analyzes the potential for future development of affordable housing (maximum 20 dwelling units per acre) within the Public Facilities (PF) zone (excluding Shores Park). However, no change to the existing PF zone development or development potential is included in the program at this time.

In accordance with California Environmental Quality Act (CEQA) and City of Del Mar guidance, this report evaluates the significance of the program in terms of (1) its contribution of GHGs to cumulative statewide emissions, and (2) whether the program would conflict with local and/or state regulations, plans, and policies adopted to reduce GHG emissions.

The program does not include any physical development or construction component. Rather, the program would allow individual lots to redevelop with residential uses consistent with the proposed zone code amendment. GHG emissions would result from construction and operation of future development associated with the amendments. Construction activities emit GHGs primarily through the combustion of fuels in on- and off-road equipment and vehicles. Operational emissions include mobile, energy (electricity and natural gas), area (landscape maintenance equipment), water and wastewater, and solid waste sources. For comparative purposes, GHG emissions were calculated for the existing on-the-ground development, the existing zoning, and the proposed zoning (assuming all parcels within the program areas are redeveloped with residential uses as allowed by the amendments). As calculated in this analysis, future projects implemented pursuant to the proposed program would result in a total of 2,143 metric tons of carbon dioxide equivalent (MT CO₂E) annually, which is a net decrease of -983 MT CO₂E over future GHG emissions associated with on-the-ground development. Because the program would not result in an increase in GHG emissions, the program would not generate GHG emissions that may have a significant impact on the environment, and GHG impacts would be less than significant. Additionally, the program would be consistent with the goals and strategies of the City's Climate Action Plan, and would not conflict with the Assembly Bill 32 mandate for reducing GHG emissions. Thus, GHG impacts associated with the program would be less than significant.

1.0 Introduction

This report evaluates the significance of the proposed City of Del Mar (City) Zoning Ordinance Amendment (ZA18-002) Program (program) and its contribution of greenhouse gas (GHG) emissions and local GHG reduction targets. In addition to analyzing the proposed amendments, this report also analyzes the potential for future development of affordable housing (maximum 20 dwelling units per acre) within the Public Facilities (PF) zone (excluding Shores Park). To evaluate the incremental effect of future project development on statewide emissions and global climate change, it is important to have a basic understanding of the nature of the global climate change problem.

1.1 Understanding Global Climate Change

To evaluate the incremental effect of the future project on statewide GHG emissions and global climate change, it is important to have a basic understanding of the nature of the global climate change problem. Global climate change is a change in the average weather of the earth, which can be measured by wind patterns, storms, precipitation, and temperature. The earth's climate is in a state of constant flux with periodic warming and cooling cycles. Extreme periods of cooling are termed "ice ages," which may then be followed by extended periods of warmth. For most of the earth's geologic history, these periods of warming and cooling have been the result of many complicated interacting natural factors that include volcanic eruptions that spew gases and particles (dust) into the atmosphere; the amount of water, vegetation, and ice covering the earth's surface; subtle changes in the earth's orbit; and the amount of energy released by the sun (sun cycles). However, since the beginning of the Industrial Revolution around 1750, the average temperature of the earth has been increasing at a rate that is faster than can be explained by natural climate cycles alone.

With the Industrial Revolution came an increase in the combustion of carbon-based fuels such as wood, coal, oil, natural gas, and biomass. Industrial processes have also created emissions of substances not found in nature. This in turn has led to a marked increase in the emissions of gases shown to influence the world's climate. These gases, termed "greenhouse" gases, influence the amount of heat trapped in the earth's atmosphere. Recently observed increased concentrations of GHGs in the atmosphere appear to be related to increases in human activity. Therefore, the current cycle of "global warming" is believed to be largely due to human activity. Of late, the issue of global warming or global climate change has arguably become the most important and widely debated environmental issue in the United States and the world. Because it is believed that the increased GHG concentrations around the world are related to human activity and the collective of human actions taking place throughout the world, it is quintessentially a global or cumulative issue.

1.2 Greenhouse Gases of Primary Concern

There are numerous GHGs, both naturally occurring and manmade. Each GHG has variable atmospheric lifetime and global warming potential (GWP). The atmospheric lifetime of the gas is the average time a molecule stays stable in the atmosphere. Most GHGs have long atmospheric lifetimes, staying in the atmosphere hundreds or thousands of years. GWP is a measure of the potential for a gas to trap heat and warm the atmosphere. Although GWP is related to its atmospheric lifetime, many other factors including chemical reactivity of the gas also influence GWP. GWP is reported as a unitless factor representing the potential for the gas to affect global climate relative to the potential of carbon dioxide (CO₂). Because CO₂ is the reference gas for establishing GWP, by definition its GWP is 1. Although methane (CH₄) has a shorter atmospheric lifetime than CO₂, it has a 100-year GWP of 25; this means that CH₄ has 25 times more effect on global warming than CO₂ on a molecule-by-molecule basis.

The GWP is officially defined as (U.S. Environmental Protection Agency [U.S. EPA] 2010):

The cumulative radiative forcing—both direct and indirect effects—integrated over a period of time from the emission of a unit mass of gas relative to some reference gas.

GHG emissions estimates are typically represented in terms of equivalent metric tons of CO₂ (MT CO₂E). CO₂E emissions are the product of the amount of each gas by its GWP. The effects of several GHGs may be discussed in terms of MT CO₂E and can be summed to represent the total potential of these gases to warm the global climate. Table 1 summarizes some of the most common GHGs.

It should be noted that the U.S. EPA and other organizations update the GWP values they use occasionally. This change can be due to updated scientific estimates of the energy absorption or lifetime of the gases or to changing atmospheric concentrations of GHGs that result in a change in the energy absorption of one additional ton of a gas relative to another. The GWPs shown in Table 1 are the most current. However, it should be noted that in the California Emissions Estimator Model (CalEEMod) CH₄ has a GWP of 21 and nitrous oxide (N₂O) has a GWP of 310, and these values were used for this analysis.

All of the gases in Table 1 are produced by both biogenic (natural) and anthropogenic (human) sources. These are the GHGs of primary concern in this analysis. CO₂ would be emitted by the program due to the combustion of fossil fuels in vehicles (including construction), from electricity generation and natural gas consumption, water use, and from solid waste disposal. Smaller amounts of CH₄ and N₂O would be emitted from the same program operations.

Table 1 Global Warming Potentials and Atmospheric Lifetimes (years)			
Gas	Atmospheric Lifetime (years)	100-year GWP	20-year GWP
Carbon dioxide (CO ₂)	50–200	1	1
Methane (CH ₄)*	12.4	28	84
Nitrous oxide (N ₂ O)	121	265	264
HFC-23	222	12,400	10,800
HFC-32	5.2	677	2,430
HFC-125	28.2	3,170	6,090
HFC-134a	13.4	1,300	3,710
HFC-143a	47.1	4,800	6,940
HFC-152a	1.5	138	506
HFC-227ea	38.9	3,350	5,360
HFC-236fa	242	8,060	6,940
HFC-43-10mee	16.1	1,650	4,310
CF ₄	50,000	6,630	4,880
C ₂ F ₆	10,000	11,100	8,210
C ₃ F ₈	2,600	8,900	6,640
C ₄ F ₁₀	2,600	9,200	6,870
c-C ₄ F ₈	3,200	9,540	7,110
C ₅ F ₁₂	4,100	8,550	6,350
C ₆ F ₁₄	3,100	7,910	5,890
SF ₆	3,200	23,500	17,500

SOURCE: Intergovernmental Panel on Climate Change (IPCC) 2014.
GWP = growth warming potential

2.0 Description of Proposed Program

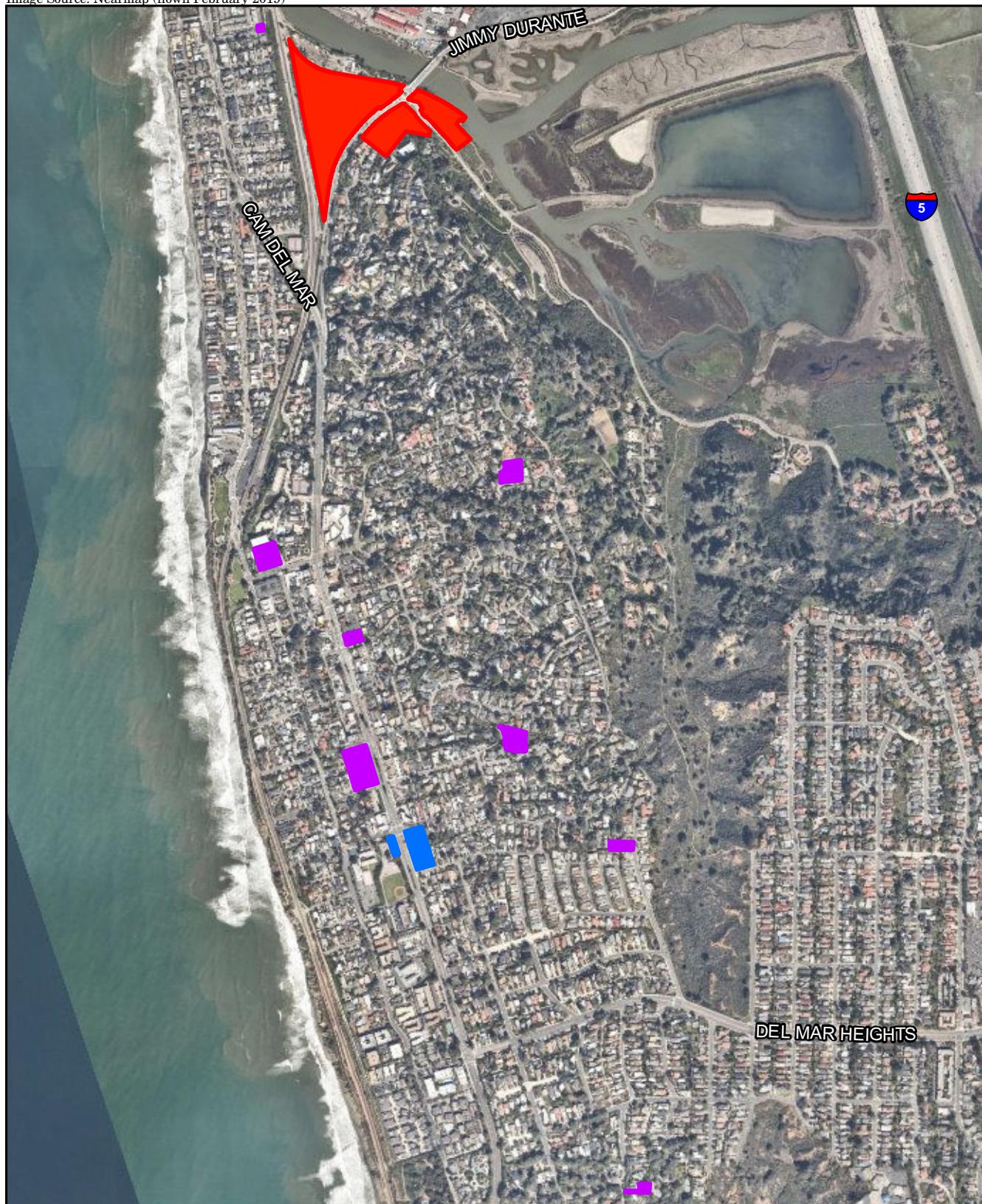
The analysis of impacts includes a program area comprised of 32 individual parcels located throughout the City within the Professional Commercial (PC), North Commercial (NC), and Public Facilities (PF) zones. The regional location of the program is shown in Figure 1. An aerial photograph of the program area is shown in Figure 2.

As part of the program, a General Plan Amendment, Zoning Code Amendment, and Local Coastal Program Amendment is proposed to implement the City's certified Housing Element by adding multiple-dwelling unit residential in the existing NC and PC zones as an allowed use (up to a maximum density of 20 dwelling units per acre). The addition of multiple-dwelling unit residential to the existing mix of allowed uses within the NC and PC zones would allow for properties to develop or redevelop with a mix of commercial and residential uses; or solely as multiple-dwelling unit residential, commercial development, or light-industrial development where allowed per the zoning code. The existing zoning setbacks, floor area ratio, lot coverage, and height limits that currently apply within the respective zones would still apply. The program does not include any physical development or construction component.



 Project Location

FIGURE 1
Regional Location



- North Commercial (NC) Zone
- Professional Commercial (PC) Zone
- Public Facilities (PF) Zone

0 Feet 1,200



FIGURE 2
Program Location on Aerial Photograph

In addition to analyzing the proposed amendments, the report also analyzes the potential for future development of affordable housing (maximum 20 dwelling units per acre) within the PF zone (excluding Shores Park). However, no change to the existing PF zone development or development potential is included in the program.

This report considers the scenario in which residential uses would replace existing uses within the program area parcels.

2.1 North Commercial Zone

The NC zone comprises 16 legal lots of varying size measuring a combined 680,000 square feet (15.6 acres), with street frontage and property access from Jimmy Durante Boulevard or San Dieguito Drive. The associated parcel numbers within the NC zone are: 299-071-02, -06, and -07; 299-100-27, -28, -29, -30, -32, -33, -34, -35, -36, -37, -47, -48, -49, and -50. The locations of the NC zoned parcels are shown in Figure 3.

The Del Mar Community Plan land use designation for NC currently is intended to allow activities that provide a service to the community. The proposed plan amendment would allow for residential in addition to the existing range of commercial and light industrial uses allowed.

Portions of the NC zone are located within the Floodplain Overlay Zone, the Bluff, Slope, and Canyon Overlay Zone, and the Lagoon Overlay Zone. There are eight vacant parcels under various public or private ownerships. The private properties that are developed contain various office and commercial uses. Existing buildings are of various ages and conditions. The North County Transit District (NCTD) owns two of the parcels and has rights-of-way from former railroad spurs. A portion of the NCTD properties are currently used as public parking. The remaining portion of the properties are unimproved as wetlands. The NC zone is surrounded by the Floodway Zone (FW – San Dieguito River) to the north and east; Very Low Density Residential (R1-40) to the east; Low Density Residential (R1-10) to the south; and Medium Density Mixed Residential (RM-East), and the Railroad Right-of-Way (RR zone) to the west.

Based on current height, floor area ratio, and lot coverage regulations, maximum residential buildout within the NC zone in accordance with the proposed amendment could total 227 residential units.

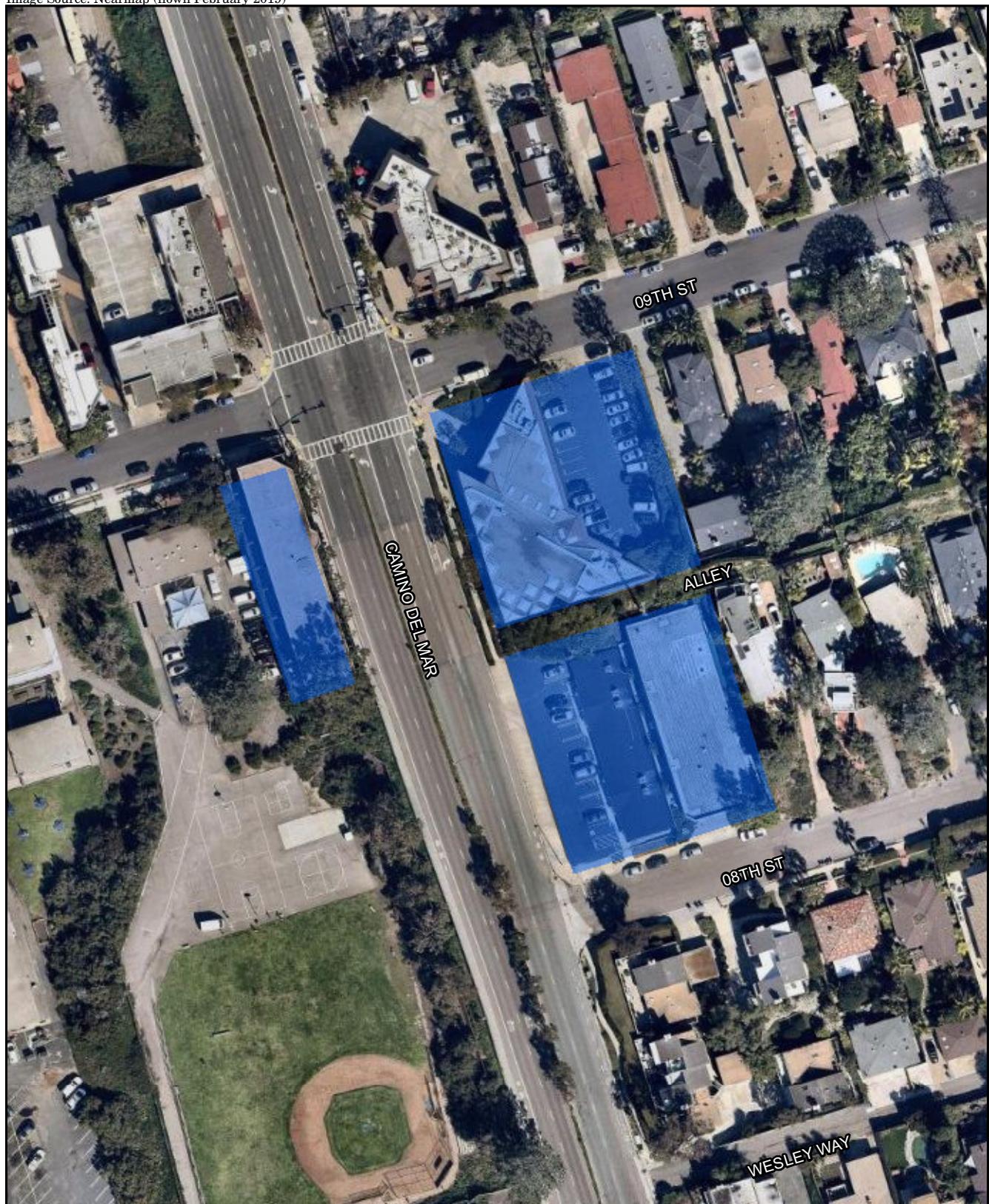
2.2 Professional Commercial Zone

The PC zone comprises four legal lots of varying size measuring a combined 55,000 square feet (1.25 acres), with street frontage and property access from either Camino Del Mar, 8th Street, or 9th Street in the downtown corridor. The associated parcel numbers within the PC zone are: 300-200-24; 300-222-31, -32, and -33. The locations of the PC zoned parcels are shown in Figure 4.



North Commercial (NC) Zone

FIGURE 3
North Commercial (NC) Zone



0 Feet 100

■ Professional Commercial (PC) Zone

FIGURE 4
Professional Commercial (PC) Zone

The Del Mar Community Plan land use for designation for PC currently is intended to allow commercial office uses. The proposed plan amendment would allow for residential in addition to the existing commercial office uses allowed.

All properties within the PC zone are currently developed with office buildings of various ages and conditions. The PC zone is surrounded by Medium Density Mixed Residential (RM-Central) and Low Density Residential (R1-10) to the east; Public Facilities (PF-Shores Park) to the west; and Central Commercial (CC) to the north.

Based on current height, floor area ratio, and lot coverage regulations, maximum residential buildout within the PC zone in accordance with the proposed amendment could total 26 residential units.

2.3 Public Facilities Zone

The program includes the potential addition of affordable housing within 12 parcels in the PF zone, and specifically excludes the Shores Park parcels from the analysis. Four of the parcels (300-093-15, -16, -17, and -18) comprise lands developed with and utilized for the City of Del Mar Civic Center. Two of the seven parcels (300-020-06 and -07) comprise lands developed with and utilized for the Del Mar Library. A single parcel (299-310-02) is developed with and utilized by the United States Postal Service post office. The remaining five parcels (299-260-45; 300-243-10; 300-272-07; 300-243-10; and 299-030-12) comprise other City-owned properties. The locations of the PF zoned parcels are shown in Figure 5.

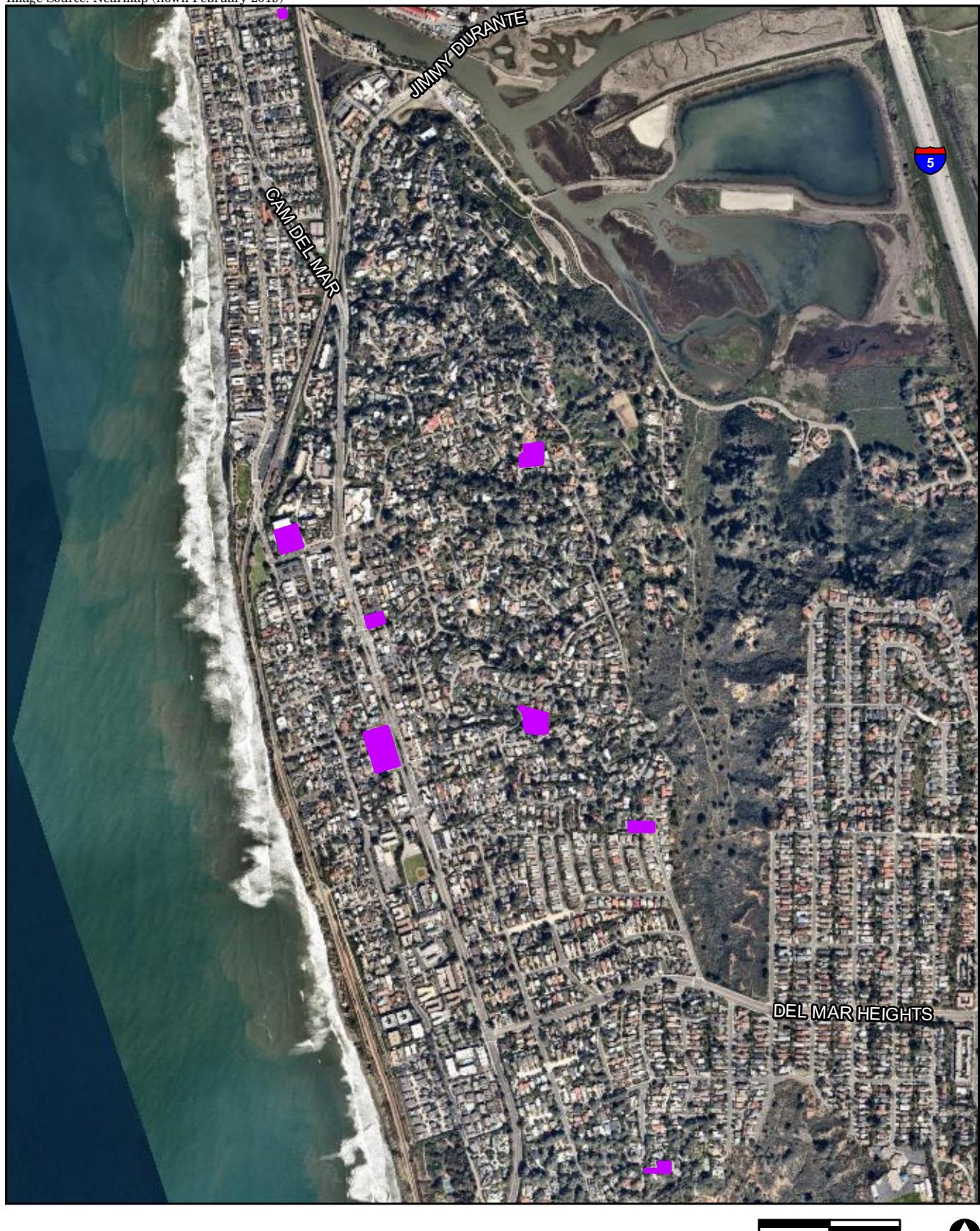
Based on existing height, floor area ratio, and lot coverage regulations applicable to the PF zone, up to 93 dwelling units total could be developed on the 12 analyzed parcels if the Del Mar Municipal Code (DMMC) is amended to allow residential development up to a maximum density of 20 dwelling units per acre.

3.0 Existing Conditions

3.1 Environmental Setting

3.1.1 State and Local Greenhouse Gas Inventories

The California Air Resources Board (CARB) performs statewide GHG inventories. The inventory is divided into nine broad sectors of economic activity: agriculture, commercial, electricity generation, forestry, high GWP emitters, industrial, recycling and waste, residential, and transportation. Emissions are quantified in million metric tons of CO₂ equivalent (MMT CO₂E). Table 2 shows the estimated statewide GHG emissions for the years 1990, 2012, and 2016. Although GHG inventories are available for each year through 2016, these years (1990, 2012, and 2016) are highlighted in Table 2 because 1990 is the baseline year for established reduction targets, 2012 corresponds to the same year for which inventory data for the City is available, and 2016 is the most recent data available.



 Public Facilities (PF) Zone

0 Feet 1,200



FIGURE 5
Public Facility (PF) Zone
(Does not include Shores Park Parcels)

Table 2 California Greenhouse Gas Emissions by Sector in 1990, 2012, and 2016			
Sector	1990 ¹ Emissions in MMT CO ₂ E (% total) ²	2012 ³ Emissions in MMT CO ₂ E (% total) ²	2016 ³ Emissions in MMT CO ₂ E (% total) ²
Electricity Generation	110.6 (25.9%)	95.3 (21.2%)	69.0 (16.1%)
Transportation	150.7 (35.3%)	166.2 (36.9%)	174.0 (40.5%)
Industrial	103.0 (24.2%)	100.9 (22.4%)	100.4 (23.4%)
Commercial	14.4 (3.4%)	21.1 (4.7%)	23.0 (5.4%)
Residential	29.7 (7.0%)	30.0 (6.7%)	28.3 (6.6%)
Agriculture & Forestry	16.9 (4.0%)	36.1 (8.0%)	33.8 (7.9%)
Not Specified	1.3 (0.3%)	0.8 (0.2%)	0.8 (0.2%)
TOTAL⁴	426.6	450.4	429.3

SOURCE: CARB 2007 and 2018.

¹1990 data was obtained from the CARB 2007 source and are based on the Intergovernmental Panel on Climate Change (IPCC) second assessment report global warming potential (GWPs). The revised calculation, which uses the scientifically updated IPCC fifth assessment report GWPs, is 431 million metric tons of CO₂ equivalent (MMT CO₂E).

²Percentages may not total 100 due to rounding.

³2012 and 2016 data was retrieved from the CARB 2018 source.

⁴Totals may vary due to independent rounding.

As shown in Table 2, statewide GHG source emissions totaled approximately 427 MMT CO₂E in 1990, 450 MMT CO₂E in 2012, and 429 MMT CO₂E in 2016. Many factors affect year-to-year changes in GHG emissions, including economic activity, demographic influences, environmental conditions such as drought, and the impact of regulatory efforts to control GHG emissions. As shown, transportation-related emissions consistently contribute to the most GHG emissions.

A baseline year 2012 GHG emissions inventory was prepared as a part of preparation of the City's Climate Action Plan (CAP). The inventory was conducted using the International Council on Environmental Initiatives Cities for Climate Protection inventory methodology. Table 3 summarizes the inventory. As shown, the primary sources of GHG emissions in the City are transportation, energy use in commercial and industrial buildings, and energy use in residential buildings.

Table 3 City of Del Mar 2012 Community-wide Greenhouse Gas Emissions by Source		
Category	MT CO ₂ E	Percent of Total
Residential Energy	11,518	20.6%
Commercial, Industrial, and Lighting Energy	8,066	14.4%
On-road Transportation (Internal) ¹	4,921	8.8%
On-road Transportation (External) ²	27,003	48.3%
Waste	2,936	5.3%
Water	1,331	2.4%
Wastewater	81	0.3%
TOTAL	55,855	100.0%

SOURCE: City of Del Mar 2016.

MT CO₂E = metric tons of CO₂ equivalent

¹Emission from miles within Del Mar boundary

²Emissions from miles outside Del Mar boundary, trips starting or ending in Del Mar

3.1.2 On-site Greenhouse Gas Emissions

As discussed in Section 2.0, the program area is comprised of 32 individual parcels, many of which are currently developed with a variety of office, commercial, and public facility uses. Current sources of on-site GHG emissions include vehicle traffic, energy use (electricity and natural gas), area sources (landscaping equipment), water use, and solid waste. Existing GHG emissions generated by the current on-the-ground uses were calculated using CalEEMod Version 2016.3.2 (California Air Pollution Control Officers Association [CAPCOA] 2017). The results are summarized in Table 4. CalEEMod output is provided in Attachment 1.

Table 4 Existing On-site Greenhouse Gas Emissions (MT CO ₂ E)	
Emission Source	MT CO ₂ E
Vehicles	3,134
Energy Use	745
Area Sources	<1
Water Use	145
Solid Waste Disposal	125
TOTAL	4,148
MT CO ₂ E = metric tons of CO ₂ equivalent	

3.2 Regulatory Background

In response to rising concern associated with increasing GHG emissions and global climate change impacts, several plans and regulations have been adopted at the international, national, and state levels with the aim of reducing GHG emissions. The following is a discussion of the federal, state, and local plans and regulations most applicable to the program.

3.2.1 Federal

The federal government, U.S. EPA, and other federal agencies have many federal level programs and projects to reduce GHG emissions. In June 2012, the Council on Environmental Quality (CEQ) revised the Federal Greenhouse Gas Accounting and Reporting Guidance originally issued in October 2010. The CEQ guidance identifies ways in which Federal agencies can improve consideration of GHG emissions and climate change for Federal actions. The guidance states that National Environmental Policy Act documents should provide decision makers with relevant and timely information and should consider (1) GHG emissions of a Proposed Action and alternative actions, and (2) the relationship of climate change effects to a Proposed Action or alternatives. Specifically, if a Proposed Action would be reasonably anticipated to cause direct emissions of 25,000 MT CO₂E GHG emissions on an annual basis, agencies should consider this as an indicator that a quantitative assessment may be meaningful to decision makers and the public (CEQ 2012).

3.2.1.1 Environmental Protection Agency

The U.S. EPA has many federal level programs and projects to reduce GHG emissions. The U.S. EPA provides technical expertise and encourages voluntary reductions from the private sector. One of the voluntary programs applicable to the proposed program is the Energy Star program.

Energy Star is a joint program of U.S. EPA and the U.S. Department of Energy, which promotes energy efficient products and practices. Tools and initiatives include the Energy Star Portfolio Manager, which helps track and assess energy and water consumption across an entire portfolio of buildings, and the Energy Star Most Efficient 2013, which provides information on exceptional products which represent the leading edge in energy efficient products in the year 2013 (U.S. EPA 2013).

The U.S. EPA also collaborates with the public sector, including states, tribes, localities and resource managers, to encourage smart growth, sustainability preparation, and renewable energy and climate change preparation. These initiatives include the Clean Energy–Environment State Partnership Program, the Climate Ready Water Utilities Initiative, the Climate Ready Estuaries Program, and the Sustainable Communities Partnership (U.S. EPA 2014).

3.2.1.2 Corporate Average Fuel Economy Standards

The federal Corporate Average Fuel Economy (CAFE) standards determine the fuel efficiency of certain vehicle classes in the U.S. While the standards had not changed since 1990, as part of the Energy and Security Act of 2007, the CAFE standards were increased in 2007 for new light-duty vehicles to 35 miles per gallon (mpg) by 2020. In May 2009, plans were announced to further increase CAFE standards to require light-duty vehicles to meet an average fuel economy of 35.5 mpg by 2016. In August 2012, fuel economy standards were further increased to 54.5 mpg for cars and light-duty trucks by Model Year 2025; this will nearly double the fuel efficiency of those vehicles compared to new vehicles currently on our roads. With improved gas mileage, fewer gallons of transportation fuel would be combusted to travel the same distance, thereby reducing nationwide GHG emissions associated with vehicle travel.

3.2.2 State

The State of California has adopted a number of plans and regulations aimed at identifying statewide and regional GHG emissions caps, GHG emissions reduction targets, and actions and timelines to achieve the target GHG reductions.

3.2.2.1 Executive Orders and Statewide GHG Emission Targets

S-3-05

This Executive Order (EO) established the following GHG emission reduction targets for the State of California:

- by 2010, reduce GHG emissions to 2000 levels;
- by 2020, reduce GHG emissions to 1990 levels; and
- by 2050, reduce GHG emissions to 80 percent below 1990 levels.

This EO also directs the secretary of the California Environmental Protection Agency to oversee the efforts made to reach these targets, and to prepare biannual reports on the progress made toward meeting the targets and on the impacts to California related to global warming, including impacts to water supply, public health, agriculture, the coastline, and forestry. With regard to impacts, the report shall also prepare and report on mitigation and adaptation plans to combat the impacts. The first Climate Action Team Assessment Report was produced in March 2006, and has been updated every two years.

B-30-15

This EO, issued on April 29, 2015, establishes an interim GHG emission reduction goal for the state of California by 2030 of 40 percent below 1990 levels. This EO also directed all state agencies with jurisdiction over GHG emitting sources to implement measures designed to achieve the new interim 2030 goal, as well as the pre-existing, long-term 2050 goal identified in EO S-3-05. Additionally, this EO directed CARB to update its Climate Change Scoping Plan to address the 2030 goal.

3.2.2.2 California Global Warming Solutions Act

In response to EO S-3-05, the California Legislature passed Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, and thereby enacted Sections 38500–38599 of the California Health and Safety Code. The heart of AB 32 is its requirement that CARB establish an emissions cap and adopt rules and regulations that would reduce GHG emissions to 1990 levels by 2020. AB 32 also required CARB to adopt a plan by January 1, 2009 indicating how emission reductions would be achieved from significant GHG sources via regulations, market mechanisms, and other actions.

Approved in September 2016, Senate Bill (SB) 32 updates the California Global Warming Solutions Act of 2006 and enacts EO B-30-15. Under SB 32, the state would reduce its GHG emissions to 40 percent below 1990 levels by 2030. In implementing the 40 percent reduction goal, CARB is required to prioritize emissions reductions to consider the social costs of the emissions of GHGs; where “social costs” is defined as “an estimate of the economic damages, including, but not limited to, changes in net agricultural productivity; impacts to public health; climate adaptation impacts, such as property damages from increased flood risk; and changes in energy system costs, per metric ton of greenhouse gas emission per year.”

3.2.2.3 Climate Change Scoping Plan

As directed by the California Global Warming Solutions Act of 2006, in 2008, CARB adopted the *Climate Change Scoping Plan: A Framework for Change (Scoping Plan)*, which identifies the main strategies California will implement to achieve the GHG reductions necessary to reduce forecasted business as usual (BAU) emissions in 2020 to the state's historic 1990 emissions level (CARB 2008). In November 2017, CARB released the 2017 Climate Change Scoping Plan Update, the Strategy for Achieving California's 2030 Greenhouse Gas Target (2017 Scoping Plan; CARB 2017). The 2017 Scoping Plan identifies state strategies for achieving the state's 2030 interim GHG emissions reduction target codified by SB 32. Measures under the 2017 Scoping Plan Scenario build on existing programs such as the Low Carbon Fuel Standard, Advanced Clean Cars Program, Renewables Portfolio Standard (RPS), Sustainable Communities Strategy, Short-Lived Climate Pollutant Reduction Strategy, and the Cap-and-Trade Program. Additionally the 2017 Scoping Plan proposes new policies to address GHG emissions from natural and working lands.

3.2.2.4 Regional Emissions Targets – Senate Bill 375

SB 375, the 2008 Sustainable Communities and Climate Protection Act, was signed into law in September 2008 and requires CARB to set regional targets for reducing passenger vehicle GHG emissions in accordance with the Scoping Plan. The purpose of SB 375 is to align regional transportation planning efforts, regional GHG reduction targets, and fair-share housing allocations under state housing law. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a Sustainable Communities Strategy or Alternative Planning Strategy to address GHG reduction targets from cars and light-duty trucks in the context of that MPO's Regional Transportation Plan. San Diego Association of Governments (SANDAG) is the San Diego region's MPO. In 2010, CARB set targets for the SANDAG region of a 7 percent reduction in GHG emissions per capita from automobiles and light-duty trucks compared to 2005 levels by 2020 and a 13 percent reduction by 2035. These targets are periodically reviewed and updated. CARB's currently proposed targets for the SANDAG region are a reduction of 15 percent by 2020 and 21 percent by 2035.

3.2.2.5 Renewables Portfolio Standard

The RPS promotes diversification of the state's electricity supply and decreased reliance on fossil fuel energy sources. Originally adopted in 2002 with a goal to achieve a 20 percent renewable energy mix by 2020 (referred to as the "Initial RPS"), the goal has been accelerated and increased by EO S-14-08 and S-21-09 to a goal of 33 percent by 2020. In April 2011, SB 2 (1X) codified California's 33 percent RPS goal. In September 2015, the California Legislature passed SB 350, which increases California's renewable energy mix goal to 50 percent by year 2030. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas.

3.2.2.6 Assembly Bill 341 – Solid Waste Diversion

The Commercial Recycling Requirements mandate that businesses (including public entities) that generate 4 cubic yards or more of commercial solid waste per week and multi-family residential with five units or more arrange for recycling services. Businesses can take one or any combination of the following in order to reuse, recycle, compost, or otherwise divert solid waste from disposal. Additionally, AB 341 mandates that 75 percent of the solid waste generated be reduced, recycled, or composted by 2020.

3.2.2.7 California Code of Regulations, Title 24 – California Building Code

The California Code of Regulations, Title 24, is referred to as the California Building Code, or CBC. It consists of a compilation of several distinct standards and codes related to building construction, including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, and so on. Of particular relevance to GHG reductions are the CBC's energy efficiency and green building standards as outlined below.

Title 24, Part 6 – Energy Efficiency Standards

The California Code of Regulations, Title 24, Part 6 is the California Energy Efficiency Standards for Residential and Nonresidential Buildings (also known as the California Energy Code). This code, originally enacted in 1978, establishes energy efficiency standards for residential and non-residential buildings in order to reduce California's energy consumption. The Energy Code is updated periodically to incorporate and consider new energy-efficient technologies and methodologies as they become available, and incentives in the form of rebates and tax breaks are provided on a sliding scale for buildings achieving energy efficiency above the minimum standards.

The current version of the Energy Code, known as 2016 Title 24, or the 2016 Energy Code, became effective January 1, 2017. The 2016 Energy Code provides mandatory energy-efficiency measures as well as voluntary tiers for increased energy efficiency. The California Energy Commission (CEC), in conjunction with the California Public Utilities Commission, has adopted a goal that all new residential and commercial construction achieve zero net energy by 2020 and 2030, respectively. It is expected that achievement of the zero net energy goal will occur via revisions to the Title 24 standards.

New construction and major renovations must demonstrate their compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the CEC. The compliance reports must demonstrate a building's energy performance through use of CEC approved energy performance software that shows iterative increases in energy efficiency given the selection of various heating, ventilation, and air conditioning; sealing; glazing; insulation; and other components related to the building envelope.

Title 24, Part 11 – California Green Building Standards

The California Green Building Standards Code, referred to as CALGreen, was added to Title 24 as Part 11 first in 2009 as a voluntary code, which then became mandatory effective January 1, 2011 (as part of the 2010 CBC). The 2016 CALGreen institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures. Local jurisdictions must enforce the minimum mandatory Green Building Standards and may adopt additional amendments for stricter requirements.

The mandatory standards require:

- Outdoor water use requirements as outlined in Model Water Efficient Landscape Ordinance emergency standards;
- 20 percent mandatory reduction in indoor water use relative to specified baseline levels;
- 65 percent construction/demolition waste diverted from landfills;
- Infrastructure requirements for electric vehicle charging stations;
- Mandatory inspections of energy systems to ensure optimal working efficiency; and
- Requirements for low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particleboards.

Similar to the reporting procedure for demonstrating Energy Code compliance in new buildings and major renovations, compliance with the CALGreen water reduction requirements must be demonstrated through completion of water use reporting forms for new low-rise residential and non-residential buildings. The water use compliance form must demonstrate a 20 percent reduction in indoor water use by either showing a 20 percent reduction in the overall baseline water use as identified in CALGreen or a reduced per-plumbing-fixture water use rate.

3.2.3 Local

3.2.3.1 Climate Action Plan

On June 6, 2016, the City adopted a CAP which sets targets for reducing GHG emissions by 2020 and 2035 (City of Del Mar 2016). The CAP identifies strategies to meet the targets, formulates a plan for implementation, and discusses ways the City needs to adapt to the effects of climate change already occurring or anticipated to occur, such as sea level rise and water supply shortages. The CAP aims to reduce GHG emissions from baseline 2012 values by 15 percent by 2020, and 50 percent by 2035. The CAP also includes a renewable energy goal of 50 percent by 2020, and 100 percent by 2035.

3.2.3.3 Del Mar Solar Energy Ordinance

Chapter 23.20 of the DMMC comprises the Del Mar Solar Energy Ordinance. The purpose of this ordinance is to decrease the City's dependence on non-renewable energy sources through encouraging solar energy systems for the heating and cooling of new building spaces such as future projects implemented pursuant to the proposed program. As stated in the ordinance "it is intended that the energy requirements from conventional sources for space heating [cooling, and ventilating] shall be reduced by sixty percent or more for each structure falling within purview of this Chapter." Essentially all conventional heating, ventilation, and air conditioning (HVAC) system needs are to be provided with an active, passive, or hybrid solar system as follows:

Space Heating: "All new structures proposed or required to be heated shall to be provided with an active, passive, or hybrid solar space heating system. The solar space heating system shall be considered acceptable if it is designed to minimize the use of conventional energy sources consistent with the stated intent of this Chapter. The City Council may, from time to time, adopt by resolution, solar space heating guidelines intended to assist in the implementation of this Section. Required solar space heating systems shall at minimum meet or exceed said guidelines adopted by the City Council, or shall consist of an alternative design, in which, in the opinion of the City, is sufficient to meet or exceed the stated intent of this Chapter" (DMMC 23.20.040).

Space Cooling: "The installation of conventional air refrigeration systems will be discouraged in all structures. Permits for conventional air refrigeration systems when proposed, shall be at the discretion of the Design Review Board, or City Council on appeal. This section shall not apply to rooms where air refrigerants are necessary, such as medical treatment rooms, treatment rooms or rooms designed for the storage, maintenance, or processing of temperature sensitive materials or equipment" (DMMC 23.20.040).

4.0 Significance Criteria and Analysis Methodologies

4.1 Determining Significance

The California Environmental Quality Act (CEQA) Guidelines, Appendix G Environmental Checklist, includes the following two questions regarding assessment of GHG emissions:

- 1) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of GHGs?

As stated in the CEQA Guidelines, these questions are "intended to encourage thoughtful assessment of impacts and do not necessarily represent thresholds of significance" (Title 14, Division 6, Chapter 3 Guidelines for Implementation of the CEQA, Appendix G, VII

Greenhouse Gas Emissions). The CEQA Guidelines do, however, require lead agencies to ultimately adopt GHG thresholds of significance. When adopting these thresholds, a lead agency would be allowed to consider (1) thresholds of significance adopted or recommended by other public agencies, (2) thresholds recommended by experts, provided that the thresholds are supported by substantial evidence, and/or (3) develop their own significance threshold.

The City has not yet adopted a GHG threshold of significance for general use as part of its environmental review process. However, the City has been using a threshold analysis based on guidance from the California Air Pollution Control Officers Association (CAPCOA) report CEQA & Climate Change, dated January 2008 (CAPCOA 2008; Guidance Document). The Guidance Document introduces the concept of establishing thresholds based on GHG emission market capture rates. Following this approach, a lead agency defines an acceptable market capture rate and identifies the corresponding emissions level.

State GHG emissions reduction targets proposed and/or codified by EO S-3-05, AB 32, EO B-30-15, and SB 32 include achieving 1990 emission levels by 2020; 40 percent below 1990 levels by 2030; and 80 percent below 1990 levels by 2050. The most ambitious reduction target, 80 percent below 1990 levels, corresponds to a 90 percent reduction in statewide BAU emissions. Relying on the concept used in the Guidance Document, the City conservatively uses a net screening project-level threshold of 900 MT CO₂E annually when evaluating the significance of a project's GHG impacts. To summarize, following rationale presented in the Guidance Document, the City threshold is the aggregate emissions from all projects with individual annual emissions that are equal to or less than 900 MT CO₂E would not impede achievement of the state GHG emissions reduction targets codified by AB 32 (2006) and SB 32 (2016), and impacts under CEQA would, therefore, be less than cumulatively considerable.

The program does not include any physical development or construction component. Rather, the program would allow for individual lots to redevelop with a residential component. For the purposes of this analysis, GHG emissions associated with future development that could occur under the proposed amendments were calculated and compared to the GHG emissions associated with existing on-the-ground development to determine the net change in GHG emissions that could occur from the program.

4.2 Calculation Methodology

To evaluate the program's net GHG emissions, emissions were calculated using CalEEMod version 2016.3.2 released in October 2017 by CAPCOA (CAPCOA 2017). CalEEMod was developed with the participation of several state air districts, including the San Diego Air Pollution Control District. CalEEMod can be used to calculate emissions from construction (off-road vehicles), mobile (on-road vehicles), energy (electricity and natural gas), area (landscape maintenance equipment), water and wastewater, and solid waste sources. GHG emissions are estimated in terms of total MT CO₂E.

The analysis methodology and input data are described in the following sections. Where project-specific data was not available, model inputs were based on information provided in the CalEEMod User's Guide (CAPCOA 2017).

For comparative purposes, GHG emissions were calculated for the existing on-the-ground development, the existing zoning, and the proposed zoning. Table 5 summarizes the land uses for each analyzed scenario. The CalEEMod output files for year 2035 emissions associated with the existing on-the-ground development, buildout of the existing zoning, and buildout of proposed zoning are contained in Attachments 2 through 4, respectively.

Table 5 Modeled Land Uses		
Land Use	Amount (square feet or dwelling units for residential)	Daily Trips
Existing On-the-Ground Development		
Specialty Commercial	8,687	348
Commercial Office	107,625	2,153
Restaurant	4,378	700
Auto Repair	3,310	66
Storage	1,000	2
Medical Office	7,085	354
Government (Civic Center)	11,894	357
Library*	4,795	240
Post Office*	7,000	630
Other City Properties (including water tanks)	N/A	
Total Trips		4,850
Existing Zoning		
Commercial Retail (Strip Mall)	147,554	5,902
Commercial Office	33,814	676
Public Facilities (Civic Center)	23,689	711
Total Trips		7,289
Proposed Zoning – All Residential		
Residential (6-20 du/acre)	345	2,760
Total Trips		2,760
SOURCE: LLG 2019.		
*The library and post office were modeled as general commercial office uses in CalEEMod.		

4.2.1 Construction Emissions

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in water use for fugitive dust control.

Every phase of the construction process, including demolition, grading, paving, and building, emits GHGs in volumes directly related to the quantity and type of construction equipment used. GHG emissions associated with each phase of future project construction are calculated by multiplying the total fuel consumed by the construction equipment and worker trips by applicable emission factors. The number and pieces of construction equipment are calculated based on the project-specific design. In the absence of project-specific construction

information, equipment for all phases of construction is estimated based on the size of the land use.

No specific construction activity is proposed as a part of the program. Rather, the program would allow for individual lots to redevelop with a residential component. Individual construction activities would occur on a project-by-project basis and would be relatively small scale. However, to determine worst-case cumulative GHG impacts, construction emissions were modeled assuming all existing development and water tanks on the affected lots would be demolished, and construction of all the land uses summarized in Table 5 would be constructed all at one time. Construction emissions were modeled with demolition activities beginning in January 2020. This is conservative, as continued implementation of regulations for off-road equipment, the primary construction emission source, would reduce emissions from these sources over time. Based on guidance from the South Coast Air Quality Management District (SCAQMD), total construction GHG emissions resulting from a project should be amortized over 30 years and added to operational GHG emissions to account for their contribution to GHG emissions over the lifetime of a project (SCAQMD 2009).

4.2.2 Mobile Emissions

GHG emissions from vehicles come from the combustion of fossil fuels in vehicle engines. The vehicle emissions are calculated based on the vehicle type and the trip rate for each land use. The vehicle emission factors and fleet mix used in CalEEMod are derived from CARB's 2014 Emission Factors model.

Mobile source operational emissions are based on the trip rate, trip length for each land use type and size. The total trip generation associated with the existing on-the-ground land uses, the existing zoning, and the proposed zoning are summarized in Table 5. Based on regional data compiled by CARB as part of the emission factor model, the average regional trip length for all trips in San Diego County in 2019 is 5.64 miles (CARB 2014). This distance is multiplied by the total trip generation of the project to determine total project annual vehicle miles traveled. Default vehicle emission factors were used.

4.2.3 Energy Use Emissions

GHGs are emitted as a result of activities in buildings for which electricity and natural gas are used as energy sources. GHGs are emitted during the generation of electricity from fossil fuels off-site in power plants. These emissions are considered indirect but are calculated in association with a building's operation. Electric power generation accounts for the second largest sector contributing to both inventoried and projected statewide GHG emissions. Combustion of fossil fuel emits criteria pollutants and GHGs directly into the atmosphere. When this occurs in a building, this is considered a direct emissions source associated with that building. CalEEMod estimates emissions from the direct combustion of natural gas for space and water heating.

CalEEMod estimates GHG emissions from energy use by multiplying average rates of residential and non-residential energy consumption by the quantities of residential units and non-residential square footage entered in the land use module to obtain total projected energy use. This value is then multiplied by electricity and natural gas GHG emission factors applicable to the project location and utility provider.

Energy consumption values are based on the CEC sponsored California Commercial End Use Survey and Residential Appliance Saturation Survey studies, which identify energy use by building type and climate zone. Because these studies are based on older buildings, adjustments have been made in CalEEMod to account for changes to Title 24 Building Codes. CalEEMod 2016.3.2 is based on the 2016 Title 24 energy code (Part 6 of the Building Code). These 2016 Title 24 energy consumption values were used to calculate energy emissions associated with buildup of the existing zoning and the proposed zoning. Historic energy consumption values were used to calculate energy emissions associated with on-the-ground development.

The program area would be served by San Diego Gas & Electric (SDG&E). Therefore, SDG&E's specific energy-intensity factors (i.e., the amount of CO₂, CH₄, and NO_x per kilowatt-hour) are used in the calculations of GHG emissions. As discussed, the state mandate for renewable energy is 33 percent by 2020 and 50 percent by 2030, and based on the most recent annual report, SDG&E has already procured 43.2 percent (California Public Utilities Commission [CPUC] 2017). However, the energy-intensity factors included in CalEEMod by default only represent a 10.2 percent procurement of renewable energy (SDG&E 2011). To account for the continuing effects of RPS, the energy-intensity factors included in CalEEMod were adjusted to reflect the required 2030 procurement of 50 percent renewable energy. SDG&E energy intensity factors are shown in Table 6.

Table 6 San Diego Gas & Electric Intensity Factors			
GHG	2009 (lbs/MWh)	2019 (lbs/MWh)	2030 (lbs/MWh)
Carbon Dioxide (CO ₂)	720.49	455.72	401.16
Methane (CH ₄)	0.029	0.018	0.016
Nitrous Oxide (N ₂ O)	0.006	0.004	0.003

SOURCE: CPUC 2017; SDG&E 2011.
lbs = pound; MWh = megawatt hour

4.2.4 Area Source Emissions

Area sources include GHG emissions that would occur from the use of landscaping equipment. The use of landscape equipment emits GHGs associated with the equipment's fuel combustion. The landscaping equipment emission values were derived from the 2011 In-Use Off-Road Equipment Inventory Model (CARB 2011).

4.2.5 Water and Wastewater Emissions

The amount of water used and wastewater generated by a project has indirect GHG emissions associated with it. These emissions are a result of the energy used to supply,

distribute, and treat the water and wastewater. In addition to the indirect GHG emissions associated with energy use, wastewater treatment can directly emit both CH₄ and N₂O.

The indoor and outdoor water use consumption data for each land use subtype comes from the Pacific Institute's Waste Not, Want Not: The Potential for Urban Water Conservation in California 2003 (as cited in CAPCOA 2017). Based on that report, a percentage of total water consumption was dedicated to landscape irrigation, which is used to determine outdoor water use. Wastewater generation was similarly based on a reported percentage of total indoor water use (CAPCOA 2017).

Future development would be subject to CalGreen, which requires a 20 percent increase in indoor water use efficiency. Thus, in order to demonstrate compliance with CalGreen, a 20 percent reduction in indoor water use was included in the water consumption calculations for buildout of the existing and proposed zoning. Default water consumption values were used to calculate GHG emissions for existing on-the-ground development.

In addition to water reductions under CalGreen, the GHG emissions from the energy used to transport the water are affected by RPS. As discussed previously, to account for the effects of RPS through 2030, the energy-intensity factors included in CalEEMod were adjusted to reflect 50 percent renewable energy (see Table 6).

4.2.6 Solid Waste Emissions

The disposal of solid waste produces GHG emissions from anaerobic decomposition in landfills, incineration, and transportation of waste. To calculate the GHG emissions generated by disposing of solid waste for the project, the total volume of solid waste was calculated using waste disposal rates identified by California Department of Resources Recycling and Recovery (CalRecycle). The methods for quantifying GHG emissions from solid waste are based on the Intergovernmental Panel on Climate Change method, using the degradable organic content of waste. GHG emissions associated with future project's waste disposal were calculated using these parameters. According to a CalRecycle report to the Legislature, as of 2013 California has achieved a statewide 50 percent diversion of solid waste from landfills through "reduce/recycle/compost" programs (CalRecycle 2015). However, AB 341 mandates that 75 percent of the solid waste generated be reduced, recycled, or composted by 2020. Therefore, to account for the continuing actions of recycling requirements under state law (i.e., AB 341), a 25 percent solid waste diversion rate was included in the model.

5.0 GHG Emission Calculations

Based on the methodology summarized in Section 4.2, the primary sources of direct and indirect GHG emissions have been calculated. Table 7 summarizes the estimated emissions. The complete model outputs are included in Attachments 2 through 4.

Table 7
Year 2035 Annual GHG Emissions Estimates
(MT CO₂E)

Emission Source	Existing On-The-Ground Development	Existing Zoning		Proposed Zoning ¹	
		Total Emissions	Net Change Over On-The-Ground Development	Total Emissions	Net Change Over On-The-Ground Development
Vehicles	2,188	2,738	550	1,548	-640
Energy use	682	559	-122	390	-292
Area sources	<1	<1	<1	4	4
Water use	132	92	-40	96	-36
Solid waste disposal	125	162	37	80	.45
Construction (Amortized over 30 years)	--	19	19	25	25
TOTAL	3,126	3,570	444	2,143	-983

NOTE: Totals may vary due to rounding.

¹Proposed Zoning: Assumes all parcels within the program area would redevelop with residential uses replacing existing uses.

As shown in Table 7, future projects constructed pursuant to the proposed program would result in a total of 2,143 MT CO₂E annually, which is a net decrease of -983 MT CO₂E over future GHG emissions associated with on-the-ground development. Additionally, 2,143 MT CO₂E represents a 48 percent decrease over existing 2019 emissions, a 31 percent decrease over year 2035 GHG emissions associated with on-the-ground development, and a 40 percent decrease over year 2035 GHG emissions associated with buildout of the existing zoning.

6.0 GHG Impact Analysis

Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

As shown in Table 7, the program would result in an overall decrease in GHG emissions generated within the City. Because the program would not result in an increase in GHG emissions, the program would not generate GHG emissions that may have a significant impact on the environment, GHG impacts would be less than significant.

Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of GHGs?

a. City of Del Mar Climate Action Plan

As discussed, the City's CAP identifies strategies to meet the targets, formulates a plan for implementation, and discusses ways the City needs to adapt to the effects of climate change already occurring or anticipated to occur, such as sea level rise and water supply shortages. The CAP's strategies are categorized into the following key focus areas: energy and buildings, water and waste, transportation, and urban tree planting. Many of the measures included in the CAP are intended for the City to implement. The CAP's measures generally do not align with project-specific GHG reductions, but rather community-wide or City

actions. A summary of the City's goals and a discussion of how these are supported by the program are provided below. As discussed in Section 4.5.2.2(a), the City's CAP is not a "qualified CAP" as it has not gone through CEQA review; therefore, the program's consistency is provided for informational purposes only.

Energy and Buildings

The CAP contains the following goals related to energy and buildings:

- E1—Efficiency and Renewables Education: Develop and implement targeted educational and marketing strategies to encourage and build awareness of efficiency and renewable energy programs, products, and practices.
- E2—Energy Benchmarking: Promote tools like ENERGY STAR Portfolio Manager for residential and commercial property owners to build awareness of their energy use, GHG footprint, and options for improving efficiency.
- E3—Streamlining Approvals: Facilitate the permit process and/or adopt progressive fee schedules for projects that meet a minimum standard for incorporating efficiency or renewable energy components—going beyond state requirements for solar streamlining.
- E4—Financing Tools for Efficiency and Renewables: Support implementation of Property Assessed Clean Energy (PACE) programs in Del Mar and continue to assess other efficiency and renewables financing tools for possible use in the community.
- E5—Community Choice Aggregation (CCA): Support the creation of and join a regional CCA providing 100 percent renewable energy by 2035.
- E6—Municipal Renewable Energy: Increase the City's use of renewable energy.

City strategies to implement these goals include coordinating with SDG&E to provide educational and marketing tools and benchmarking programs, facilitating permitting processing for solar projects, exploring installation of solar on City facilities, and advocating pursuit of a regional CCA. These City strategies are not directly applicable to the program; however, future development would comply with current Energy Code and CALGreen standards, which require energy-efficient measures including increased lighting efficiency and the installation of Energy Star appliances. The program would allow for the construction of additional residential uses. While the analysis above assumes buildout of the parcels within the program areas at their full development potential as residential uses, the specific buildout is not known at this level of review. However, prior to the issuance of building permits, all future projects must demonstrate compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the CEC. Additionally, future development would be required to implement the Del Mar Solar Energy Ordinance (see Section 3.2.3.3) requiring all conventional HVAC systems to be provided with an active, passive, or hybrid solar system.

Water and Waste

The CAP contains the following goals related to water and waste:

- W1—Water Waste Enforcement: Complement educational strategies with increased enforcement against water waste.
- W2—Update Landscape Water Conservation Ordinance.
- W3—Finance Tools for Efficiency: Support implementation of PACE programs in Del Mar and continue to assess other efficiency financing tools for possible use in the community.
- W4—Implement Pool Cover Program.
- W5—Develop a Zero Waste Plan: Increase waste reduction through reuse, recycling, composting, and other technologies until the goal of zero waste is achieved.
- W6—Sponsor Zero Waste Events: Require zero waste at all city-sponsored events by 2017.
- W7—Construction & Demolition Recycling Standards: Reduce construction waste consigned to the landfills.
- W8—Organics Diversion Program: Divert organic waste from landfills.
- W9—Methane Capture for Landfills: Encourage increased methane capture for landfills serving Del Mar.
- W10—Methane Capture for Wastewater Treatment Plants: Encourage increased methane capture for wastewater treatment plants serving Del Mar.

City strategies to implement these goals include implementation of a Water and Energy Conservation Ordinance, implementation of PACE programs, developing public education programs, promoting water efficiency rebate programs, and adopting City policies to reduce waste, among other strategies. Future development would include measures to reduce water consumption. As required by CALGreen, future development projects would reduce indoor water consumption by 20 percent and would implement outdoor water use reduction measures outlined in the Model Water Efficient Landscape Ordinance. Future development would also include measures to reduce solid waste. During construction, projects would divert 65 percent of construction waste per CALGreen requirements. Once operational, the future development would implement a recycling program as required by the Del Mar Municipal Code and Assembly Bill 341 to reduce, recycle, or compost 75 percent of the solid waste generated.

Transportation

The CAP contains the following goals related to transportation:

- T1—Improve Transit Service: Ensure reliable, comfortable, and safe transit options for Del Mar residents, employees, and visitors.

- T2—Improve Transit Efficiency: Provide enhanced bus service in Del Mar by 2020.
- T3—Retrofit Major Corridors to be “Complete Streets”: Consider every transportation mode and user when designing streets, and incorporate multimodal design principles in all projects.
- T4—Expand Alternative Fuel Infrastructure: Advocate and collaborate with neighboring jurisdictions for the installation of at least one fueling station for all major alternative fuels within five miles of Del Mar by 2020.
- T5—Preferential Parking for Clean Vehicles: Set aside convenient parking spaces for high efficiency and clean vehicles, including motorcycles and scooters.
- T6—Install Roundabouts
- T7—Support Regional Transportation Demand Management.

There are a number of City strategies to implement these goals including coordinating with SANDAG and the San Diego Metropolitan Transit System to increase mass transit ridership, exploring adoption of a “Complete Streets” policy and bicycle strategy, exploring development of a pedestrian master plan, promoting the use of electric and alternative fuel vehicles, and constructing roundabouts, among other strategies. Through the City’s design review process, it would be ensured that future projects would support the goals of reducing vehicle miles traveled in the City through pedestrian friendly design requirements. As discussed, the program would revise the zoning designations to allow for residential development within the zones currently designated for commercial/retail uses. However, in general, residential uses generate fewer trips than commercial and retail development. As a result, the program (which assumes buildout of the parcels within the program areas at their full development potential as residential uses) would result in fewer trips than those generated in the existing condition and under buildout of the existing zoning. Additionally, by allowing for additional residential development alongside commercial office and retail uses, the program would create a mixed-use, pedestrian-friendly environment. As a result, the program would support City efforts to reduce GHG emissions associated with vehicle use.

Urban Tree Planting

The CAP contains the following goal related to urban tree planting:

- Achieve 15 percent urban canopy cover by 2020 for 500 acres of land in Del Mar, increasing to 30 percent by 2035

The strategy to achieve this goal would be for the City to implement an urban tree planting program. This program would reduce GHG emissions by sequestering CO₂. Trees planted near pavement can reduce the surface temperatures of streets and parking lots, and trees planted strategically near windows or roofs of buildings can effectively reduce interior temperatures, thereby reducing energy used for cooling. No specific development is proposed as a part of the program. Although the program would amend the Del Mar Zoning Code to allow for residential development within the NC and PC zones, all other

development regulations pertaining to these zones would not change. Future development within the program area would be required to comply with all existing landscape regulations as well as undergo review by the Design Review Board. As a result, the program would not conflict with implementation of the urban tree planting goal.

b. Assembly Bill 32

As discussed in Section 4.1, the City has conservatively utilized the CAPCOA report CEQA & Climate Change (CAPCOA 2008) for significance criteria for evaluating individual projects. The 900 MT CO₂E criterion used to determine significance under CEQA was designed to set the emission threshold appropriate to exclude small development projects that would contribute a relatively small fraction of the cumulative statewide GHG emissions. These smaller projects were determined to not conflict with the AB 32 mandate for reducing GHG emission (CAPCOA 2008). As shown in Table 7, the program would result in an overall decrease in GHG emissions generated within the City. As the program would generate net emissions below the 900 MT CO₂E screening level, it would not conflict with the AB 32 mandate for reducing GHG emissions.

GHG emissions associated with future development would continue to decline through at least 2050 due to regulatory requirements that would increase the amount of renewable energy sources thereby decreasing GHG emissions associated with energy use. Given the reasonably anticipated decline in emissions, due to existing regulatory programs, GHG emissions would continue to decline in line with the GHG reductions needed to achieve the GHG emissions reduction goals.

7.0 Conclusions

The program does not include any physical development or construction component. Rather, the program would allow for individual lots to redevelop with a residential component. GHG emissions would result from construction and operation of future development associated with the amendments. Construction activities emit GHGs primarily though the combustion of fuels in on- and off-road equipment and vehicles. Operational emissions include mobile, energy (electricity and natural gas), area (landscape maintenance equipment), water and wastewater, and solid waste sources. For comparative purposes, GHG emissions were calculated for the existing on-the-ground development, the existing zoning, and the proposed zoning. As calculated in this analysis (assuming buildout of the parcels within the program areas at their full development potential as residential uses), the future projects constructed pursuant to the proposed program would result in a total of 2,143 MT CO₂E annually, which is a net decrease of -983 MT CO₂E over future GHG emissions associated with on-the-ground development.. Because the program would not result in an increase in GHG emissions, the program would not generate GHG emissions that may have a significant impact on the environment, and GHG impacts would be less than significant. The program would be consistent with the goals and strategies of the City's CAP. Additionally, as the program would generate net emissions below the 900 MT CO₂E screening level, it would not conflict with the AB 32 mandate for reducing

GHG emissions. Thus, GHG impacts associated with the program would be less than significant.

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ATTACHMENTS

ATTACHMENT 1

CalEEMod Output – Year 2019 Emissions – Existing On-the-Ground Development

9348 Del Mar Zoning Amendment - Existing On The Ground - San Diego County APCD Air District, Annual

9348 Del Mar Zoning Amendment - Existing On The Ground
San Diego County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	8.69	1000sqft	0.84	8,687.00	0
General Office Building	107.63	1000sqft	6.84	107,630.00	0
High Turnover (Sit Down Restaurant)	4.38	1000sqft	0.27	4,378.00	0
Automobile Care Center	3.31	1000sqft	0.20	3,310.00	0
Unrefrigerated Warehouse-No Rail	1.00	1000sqft	0.06	1,000.00	0
Medical Office Building	7.08	1000sqft	0.30	7,085.00	0
Government (Civic Center)	11.89	1000sqft	1.57	11,894.00	0
General Office Building	11.80	1000sqft	1.07	11,795.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2019
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	455.72	CH4 Intensity (lb/MWhr)	0.018	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

9348 Del Mar Zoning Amendment - Existing On The Ground - San Diego County APCD Air District, Annual

Project Characteristics - Energy intensity factors updated based on SDG&E renewable procurement
 (455.72, 0.018, 0.004)

Land Use - 11.15 developed acres

Library and Post Office modeled as General Office Building

Construction Phase - Existing development - no construction

Vehicle Trips - 5.64 mile trip length based on EMFAC2014 data for San Diego 2019

Area Coating - SDAPCD Rule 67.0.1

Energy Use - Historical data used for existing on the ground development

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblLandUse	LandUseSquareFeet	8,690.00	8,687.00
tblLandUse	LandUseSquareFeet	4,380.00	4,378.00
tblLandUse	LandUseSquareFeet	7,080.00	7,085.00
tblLandUse	LandUseSquareFeet	11,890.00	11,894.00
tblLandUse	LandUseSquareFeet	11,800.00	11,795.00
tblLandUse	LotAcreage	0.20	0.84
tblLandUse	LotAcreage	2.47	6.84
tblLandUse	LotAcreage	0.10	0.27
tblLandUse	LotAcreage	0.08	0.20
tblLandUse	LotAcreage	0.02	0.06
tblLandUse	LotAcreage	0.16	0.30
tblLandUse	LotAcreage	0.27	1.57
tblLandUse	LotAcreage	0.27	1.07
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.018
tblProjectCharacteristics	CO2IntensityFactor	720.49	455.72

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tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	ST_TR	23.72	20.00
tblVehicleTrips	ST_TR	2.46	25.31
tblVehicleTrips	ST_TR	158.37	160.00
tblVehicleTrips	ST_TR	8.96	50.00
tblVehicleTrips	ST_TR	42.04	40.00

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tblVehicleTrips	ST_TR	1.68	2.00
tblVehicleTrips	SU_TR	11.88	20.00
tblVehicleTrips	SU_TR	1.05	25.31
tblVehicleTrips	SU_TR	131.84	160.00
tblVehicleTrips	SU_TR	1.55	50.00
tblVehicleTrips	SU_TR	20.43	40.00
tblVehicleTrips	SU_TR	1.68	2.00
tblVehicleTrips	WD_TR	23.72	20.00
tblVehicleTrips	WD_TR	11.03	25.31
tblVehicleTrips	WD_TR	27.92	30.00
tblVehicleTrips	WD_TR	127.15	160.00
tblVehicleTrips	WD_TR	36.13	50.00
tblVehicleTrips	WD_TR	44.32	40.00
tblVehicleTrips	WD_TR	1.68	2.00

2.0 Emissions Summary

9348 Del Mar Zoning Amendment - Existing On The Ground - San Diego County APCD Air District, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2019	0.2855	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4356	337.4356	0.0787	0.0000	339.4040	
2020	2.0431	2.2085	1.9171	3.7700e-003	0.0548	0.1130	0.1678	0.0149	0.1062	0.1211	0.0000	333.9348	333.9348	0.0646	0.0000	335.5486	
Maximum	2.0431	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4356	337.4356	0.0787	0.0000	339.4040	

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2019	0.2855	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4353	337.4353	0.0787	0.0000	339.4037	
2020	2.0431	2.2085	1.9171	3.7700e-003	0.0548	0.1130	0.1678	0.0149	0.1062	0.1211	0.0000	333.9345	333.9345	0.0646	0.0000	335.5483	
Maximum	2.0431	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4353	337.4353	0.0787	0.0000	339.4037	

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-30-2019	7-29-2019	1.6028	1.6028
2	7-30-2019	10-29-2019	0.8915	0.8915
3	10-30-2019	1-29-2020	0.8669	0.8669
4	1-30-2020	4-29-2020	0.8018	0.8018
5	4-30-2020	7-29-2020	0.8009	0.8009
6	7-30-2020	9-30-2020	0.5023	0.5023
		Highest	1.6028	1.6028

2.2 Overall OperationalUnmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.6898	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003	
Energy	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	741.3851	741.3851	0.0248	8.6000e-003	744.5680	
Mobile	1.3472	5.2308	12.8458	0.0340	2.6148	0.0399	2.6547	0.7004	0.0375	0.7379	0.0000	3,129.1226	3,129.1226	0.2002	0.0000	3,134.1268	
Waste						0.0000	0.0000		0.0000	0.0000	67.0114	0.0000	67.0114	3.9603	0.0000	166.0179	
Water						0.0000	0.0000		0.0000	0.0000	8.5636	107.7848	116.3485	0.8838	0.0217	144.9150	
Total	2.0591	5.4317	13.0160	0.0352	2.6148	0.0552	2.6700	0.7004	0.0528	0.7532	75.5750	3,978.2953	4,053.8704	5.0691	0.0303	4,189.6306	

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.6898	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003	
Energy	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	741.3851	741.3851	0.0248	8.6000e-003	744.5680	
Mobile	1.3472	5.2308	12.8458	0.0340	2.6148	0.0399	2.6547	0.7004	0.0375	0.7379	0.0000	3,129.1226	3,129.1226	0.2002	0.0000	3,134.1268	
Waste						0.0000	0.0000		0.0000	0.0000	50.2585	0.0000	50.2585	2.9702	0.0000	124.5134	
Water						0.0000	0.0000		0.0000	0.0000	8.5636	107.7848	116.3485	0.8838	0.0217	144.9150	
Total	2.0591	5.4317	13.0160	0.0352	2.6148	0.0552	2.6700	0.7004	0.0528	0.7532	58.8222	3,978.2953	4,037.1175	4.0790	0.0303	4,148.1262	

	ROG	NOx	CO	SO2	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	22.17	0.00	0.41	19.53	0.00	0.99

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/30/2019	5/27/2019	5	20	
2	Site Preparation	Site Preparation	5/28/2019	6/10/2019	5	10	
3	Grading	Grading	6/11/2019	7/22/2019	5	30	
4	Building Construction	Building Construction	7/23/2019	9/14/2020	5	300	
5	Paving	Paving	9/15/2020	10/12/2020	5	20	
6	Architectural Coating	Architectural Coating	10/13/2020	11/9/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 233,669; Non-Residential Outdoor: 77,890; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	158	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
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	50.00	26.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 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	tons/yr										MT/yr					
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672

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3.2 Demolition - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	
Total	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671	
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671	

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3.2 Demolition - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	
Total	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	

3.3 Site Preparation - 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	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0217	0.2279	0.1103	1.9000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195
Total	0.0217	0.2279	0.1103	1.9000e-004	0.0903	0.0120	0.1023	0.0497	0.0110	0.0607	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195

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3.3 Site Preparation - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	
Total	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0217	0.2279	0.1103	1.9000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195
Total	0.0217	0.2279	0.1103	1.9000e-004	0.0903	0.0120	0.1023	0.0497	0.0110	0.0607	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195

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3.3 Site Preparation - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	
Total	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	

3.4 Grading - 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	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0711	0.8178	0.5007	9.3000e-004		0.0357	0.0357		0.0329	0.0329	0.0000	83.5520	83.5520	0.0264	0.0000	84.2129
Total	0.0711	0.8178	0.5007	9.3000e-004	0.1301	0.0357	0.1658	0.0540	0.0329	0.0868	0.0000	83.5520	83.5520	0.0264	0.0000	84.2129

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3.4 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	
Total	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0711	0.8178	0.5007	9.3000e-004		0.0357	0.0357		0.0329	0.0329	0.0000	83.5519	83.5519	0.0264	0.0000	84.2128	
Total	0.0711	0.8178	0.5007	9.3000e-004	0.1301	0.0357	0.1658	0.0540	0.0329	0.0868	0.0000	83.5519	83.5519	0.0264	0.0000	84.2128	

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3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	
Total	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	

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	tons/yr										MT/yr					
Off-Road	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3604	136.3604	0.0332	0.0000	137.1909
Total	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3604	136.3604	0.0332	0.0000	137.1909

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3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	7.0600e-003	0.1893	0.0509	4.1000e-004	0.0100	1.3100e-003	0.0113	2.8900e-003	1.2500e-003	4.1400e-003	0.0000	40.0642	40.0642	3.2200e-003	0.0000	40.1446	
Worker	0.0114	8.7700e-003	0.0849	2.4000e-004	0.0233	1.7000e-004	0.0234	6.1800e-003	1.6000e-004	6.3400e-003	0.0000	21.7064	21.7064	7.0000e-004	0.0000	21.7239	
Total	0.0185	0.1981	0.1357	6.5000e-004	0.0333	1.4800e-003	0.0348	9.0700e-003	1.4100e-003	0.0105	0.0000	61.7706	61.7706	3.9200e-003	0.0000	61.8685	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3603	136.3603	0.0332	0.0000	137.1907	
Total	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3603	136.3603	0.0332	0.0000	137.1907	

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3.5 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	7.0600e-003	0.1893	0.0509	4.1000e-004	0.0100	1.3100e-003	0.0113	2.8900e-003	1.2500e-003	4.1400e-003	0.0000	40.0642	40.0642	3.2200e-003	0.0000	40.1446	
Worker	0.0114	8.7700e-003	0.0849	2.4000e-004	0.0233	1.7000e-004	0.0234	6.1800e-003	1.6000e-004	6.3400e-003	0.0000	21.7064	21.7064	7.0000e-004	0.0000	21.7239	
Total	0.0185	0.1981	0.1357	6.5000e-004	0.0333	1.4800e-003	0.0348	9.0700e-003	1.4100e-003	0.0105	0.0000	61.7706	61.7706	3.9200e-003	0.0000	61.8685	

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0812	213.0812	0.0520	0.0000	214.3808	
Total	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0812	213.0812	0.0520	0.0000	214.3808	

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.1100e-003	0.2727	0.0724	6.5000e-004	0.0159	1.3300e-003	0.0172	4.5800e-003	1.2700e-003	5.8600e-003	0.0000	63.1157	63.1157	4.8400e-003	0.0000	63.2366	
Worker	0.0170	0.0126	0.1231	3.7000e-004	0.0369	2.7000e-004	0.0372	9.8000e-003	2.4000e-004	0.0101	0.0000	33.3443	33.3443	1.0000e-003	0.0000	33.3693	
Total	0.0261	0.2852	0.1955	1.0200e-003	0.0528	1.6000e-003	0.0544	0.0144	1.5100e-003	0.0159	0.0000	96.4599	96.4599	5.8400e-003	0.0000	96.6059	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0809	213.0809	0.0520	0.0000	214.3805	
Total	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0809	213.0809	0.0520	0.0000	214.3805	

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.1100e-003	0.2727	0.0724	6.5000e-004	0.0159	1.3300e-003	0.0172	4.5800e-003	1.2700e-003	5.8600e-003	0.0000	63.1157	63.1157	4.8400e-003	0.0000	63.2366	
Worker	0.0170	0.0126	0.1231	3.7000e-004	0.0369	2.7000e-004	0.0372	9.8000e-003	2.4000e-004	0.0101	0.0000	33.3443	33.3443	1.0000e-003	0.0000	33.3693	
Total	0.0261	0.2852	0.1955	1.0200e-003	0.0528	1.6000e-003	0.0544	0.0144	1.5100e-003	0.0159	0.0000	96.4599	96.4599	5.8400e-003	0.0000	96.6059	

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1902
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1902

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3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1901	
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1901	

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3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Archit. Coating	1.8051						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	2.4200e-003	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	
Total	1.8075	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	

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3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	
Total	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Archit. Coating	1.8051						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	2.4200e-003	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	
Total	1.8075	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	

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3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	
Total	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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	
Category	tons/yr											MT/yr					
Mitigated	1.3472	5.2308	12.8458	0.0340	2.6148	0.0399	2.6547	0.7004	0.0375	0.7379	0.0000	3,129.122 6	3,129.122 6	0.2002	0.0000	3,134.126 8	
Unmitigated	1.3472	5.2308	12.8458	0.0340	2.6148	0.0399	2.6547	0.7004	0.0375	0.7379	0.0000	3,129.122 6	3,129.122 6	0.2002	0.0000	3,134.126 8	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	66.20	66.20	66.20	46,543	46,543
General Office Building	2,724.12	2,724.12	2,724.12	4,575,835	4,575,835
General Office Building	298.66	298.66	298.66	501,671	501,671
Government (Civic Center)	356.70	0.00	0.00	307,477	307,477
High Turnover (Sit Down Restaurant)	700.80	700.80	700.80	615,229	615,229
Medical Office Building	354.00	354.00	354.00	491,843	491,843
Strip Mall	347.60	347.60	347.60	394,383	394,383
Unrefrigerated Warehouse-No Rail	2.00	2.00	2.00	3,831	3,831
Total	4,850.07	4,493.37	4,493.37	6,936,812	6,936,812

4.3 Trip Type Information

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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
Automobile Care Center	5.64	5.64	5.64	33.00	48.00	19.00	21	51	28
General Office Building	5.64	5.64	5.64	33.00	48.00	19.00	77	19	4
General Office Building	5.64	5.64	5.64	33.00	48.00	19.00	77	19	4
Government (Civic Center)	5.64	5.64	5.64	75.00	20.00	5.00	50	34	16
High Turnover (Sit Down	5.64	5.64	5.64	8.50	72.50	19.00	37	20	43
Medical Office Building	5.64	5.64	5.64	29.60	51.40	19.00	60	30	10
Strip Mall	5.64	5.64	5.64	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	5.64	5.64	5.64	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
General Office Building	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
Government (Civic Center)	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
High Turnover (Sit Down Restaurant)	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
Medical Office Building	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
Strip Mall	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357
Unrefrigerated Warehouse-No Rail	0.581689	0.044135	0.186694	0.113515	0.018244	0.005600	0.015197	0.022573	0.001888	0.002088	0.006279	0.000742	0.001357

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

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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
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	522.6942	522.6942	0.0207	4.5900e-003	524.5775
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	522.6942	522.6942	0.0207	4.5900e-003	524.5775
NaturalGas Mitigated	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1900e-003	4.0100e-003	219.9905
NaturalGas Unmitigated	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1900e-003	4.0100e-003	219.9905

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	40679.9	2.2000e-004	1.9900e-003	1.6800e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	2.1708	2.1708	4.0000e-005	4.0000e-005	2.1837
General Office Building	2.53576e+006	0.0137	0.1243	0.1044	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3180	135.3180	2.5900e-003	2.4800e-003	136.1221
General Office Building	277890	1.5000e-003	0.0136	0.0114	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.8293	14.8293	2.8000e-004	2.7000e-004	14.9174
Government (Civic Center)	280223	1.5100e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.9538	14.9538	2.9000e-004	2.7000e-004	15.0426
High Turnover (Sit Down Restaurant)	773680	4.1700e-003	0.0379	0.0319	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.2865	41.2865	7.9000e-004	7.6000e-004	41.5319
Medical Office Building	166923	9.0000e-004	8.1800e-003	6.8700e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.9076	8.9076	1.7000e-004	1.6000e-004	8.9606
Strip Mall	20935.7	1.1000e-004	1.0300e-003	8.6000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1172	1.1172	2.0000e-005	2.0000e-005	1.1239
Unrefrigerated Warehouse-No Rail	2020	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1078	0.1078	0.0000	0.0000	0.1084
Total		0.0221	0.2009	0.1687	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1800e-003	4.0000e-003	219.9905

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5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr											MT/yr					
Automobile Care Center	40679.9	2.2000e-004	1.9900e-003	1.6800e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	2.1708	2.1708	4.0000e-005	4.0000e-005	2.1837	
General Office Building	2.53576e+006	0.0137	0.1243	0.1044	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3180	135.3180	2.5900e-003	2.4800e-003	136.1221	
General Office Building	277890	1.5000e-003	0.0136	0.0114	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.8293	14.8293	2.8000e-004	2.7000e-004	14.9174	
Government (Civic Center)	280223	1.5100e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.9538	14.9538	2.9000e-004	2.7000e-004	15.0426	
High Turnover (Sit Down Restaurant)	773680	4.1700e-003	0.0379	0.0319	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.2865	41.2865	7.9000e-004	7.6000e-004	41.5319	
Medical Office Building	166923	9.0000e-004	8.1800e-003	6.8700e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.9076	8.9076	1.7000e-004	1.6000e-004	8.9606	
Strip Mall	20935.7	1.1000e-004	1.0300e-003	8.6000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1172	1.1172	2.0000e-005	2.0000e-005	1.1239	
Unrefrigerated Warehouse-No Rail	2020	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1078	0.1078	0.0000	0.0000	0.1084	
Total		0.0221	0.2009	0.1687	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1800e-003	4.0000e-003	219.9905	

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	31047.8	6.4179	2.5000e-004	6.0000e-005	6.4411
General Office Building	1.6941e+006	350.1885	0.0138	3.0700e-003	351.4503
General Office Building	185653	38.3766	1.5200e-003	3.4000e-004	38.5149
Government (Civic Center)	187212	38.6987	1.5300e-003	3.4000e-004	38.8382
High Turnover (Sit Down Restaurant)	186284	38.5070	1.5200e-003	3.4000e-004	38.6457
Medical Office Building	111518	23.0520	9.1000e-004	2.0000e-004	23.1351
Strip Mall	128481	26.5584	1.0500e-003	2.3000e-004	26.6541
Unrefrigerated Warehouse-No Rail	4330	0.8951	4.0000e-005	1.0000e-005	0.8983
Total		522.6941	0.0207	4.5900e-003	524.5775

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	31047.8	6.4179	2.5000e-004	6.0000e-005	6.4411
General Office Building	1.6941e+006	350.1885	0.0138	3.0700e-003	351.4503
General Office Building	185653	38.3766	1.5200e-003	3.4000e-004	38.5149
Government (Civic Center)	187212	38.6987	1.5300e-003	3.4000e-004	38.8382
High Turnover (Sit Down Restaurant)	186284	38.5070	1.5200e-003	3.4000e-004	38.6457
Medical Office Building	111518	23.0520	9.1000e-004	2.0000e-004	23.1351
Strip Mall	128481	26.5584	1.0500e-003	2.3000e-004	26.6541
Unrefrigerated Warehouse-No Rail	4330	0.8951	4.0000e-005	1.0000e-005	0.8983
Total		522.6941	0.0207	4.5900e-003	524.5775

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	
Category	tons/yr											MT/yr					
Mitigated	0.6898	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003		
Unmitigated	0.6898	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003		

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0812					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003	
Total	0.6898	1.0000e-005	1.4500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.0812						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6084						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.4500e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003
Total	0.6898	1.0000e-005	1.4500e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9700e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	116.3485	0.8838	0.0217	144.9150
Unmitigated	116.3485	0.8838	0.0217	144.9150

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7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.311408 / 0.190863	1.3753	0.0102	2.5000e-004	1.7050
General Office Building	21.2267 / 13.0099	93.7460	0.6951	0.0171	116.2182
Government (Civic Center)	2.36206 / 1.44772	10.4318	0.0774	1.9000e-003	12.9325
High Turnover (Sit Down Restaurant)	1.32948 / 0.0848603	4.1951	0.0435	1.0600e-003	5.5965
Medical Office Building	0.888402 / 0.169219	3.0617	0.0291	7.1000e-004	3.9991
Strip Mall	0.64369 / 0.39452	2.8428	0.0211	5.2000e-004	3.5243
Unrefrigerated Warehouse-No Rail	0.23125 / 0	0.6958	7.5600e-003	1.8000e-004	0.9394
Total		116.3485	0.8838	0.0217	144.9151

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.311408 / 0.190863	1.3753	0.0102	2.5000e-004	1.7050
General Office Building	21.2267 / 13.0099	93.7460	0.6951	0.0171	116.2182
Government (Civic Center)	2.36206 / 1.44772	10.4318	0.0774	1.9000e-003	12.9325
High Turnover (Sit Down Restaurant)	1.32948 / 0.0848603	4.1951	0.0435	1.0600e-003	5.5965
Medical Office Building	0.888402 / 0.169219	3.0617	0.0291	7.1000e-004	3.9991
Strip Mall	0.64369 / 0.39452	2.8428	0.0211	5.2000e-004	3.5243
Unrefrigerated Warehouse-No Rail	0.23125 / 0	0.6958	7.5600e-003	1.8000e-004	0.9394
Total		116.3485	0.8838	0.0217	144.9151

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
MT/yr				
Mitigated	50.2585	2.9702	0.0000	124.5134
Unmitigated	67.0114	3.9603	0.0000	166.0179

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	12.64	2.5658	0.1516	0.0000	6.3567
General Office Building	111.07	22.5462	1.3324	0.0000	55.8573
Government (Civic Center)	67.77	13.7567	0.8130	0.0000	34.0816
High Turnover (Sit Down Restaurant)	52.12	10.5799	0.6253	0.0000	26.2112
Medical Office Building	76.46	15.5207	0.9173	0.0000	38.4519
Strip Mall	9.12	1.8513	0.1094	0.0000	4.5865
Unrefrigerated Warehouse-No Rail	0.94	0.1908	0.0113	0.0000	0.4727
Total		67.0114	3.9603	0.0000	166.0179

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	9.48	1.9244	0.1137	0.0000	4.7675
General Office Building	83.3025	16.9097	0.9993	0.0000	41.8930
Government (Civic Center)	50.8275	10.3175	0.6098	0.0000	25.5612
High Turnover (Sit Down Restaurant)	39.09	7.9349	0.4689	0.0000	19.6584
Medical Office Building	57.345	11.6405	0.6879	0.0000	28.8389
Strip Mall	6.84	1.3885	0.0821	0.0000	3.4399
Unrefrigerated Warehouse-No Rail	0.705	0.1431	8.4600e-003	0.0000	0.3546
Total		50.2585	2.9702	0.0000	124.5134

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

ATTACHMENT 2

CalEEMod Output – Year 2035 Emissions – Existing On-the-Ground Development

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	8.69	1000sqft	0.84	8,687.00	0
General Office Building	107.63	1000sqft	6.84	107,630.00	0
High Turnover (Sit Down Restaurant)	4.38	1000sqft	0.27	4,378.00	0
Automobile Care Center	3.31	1000sqft	0.20	3,310.00	0
Unrefrigerated Warehouse-No Rail	1.00	1000sqft	0.06	1,000.00	0
Medical Office Building	7.08	1000sqft	0.30	7,085.00	0
Government (Civic Center)	11.89	1000sqft	1.57	11,894.00	0
General Office Building	11.80	1000sqft	1.07	11,795.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2035
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	401.16	CH4 Intensity (lb/MWhr)	0.016	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Energy intensity factors updated based on SDG&E renewable procurement - 50% by 2030
 (401.16, 0.016, 0.003)

Land Use - 11.15 developed acres

Library and Post Office modeled as General Office Building

Construction Phase - Existing development - no construction

Vehicle Trips - 5.64 mile trip length based on EMFAC2014 data for San Diego 2019

Area Coating - SDAPCD Rule 67.0.1

Energy Use - Historical data used for existing on the ground development

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblLandUse	LandUseSquareFeet	8,690.00	8,687.00
tblLandUse	LandUseSquareFeet	4,380.00	4,378.00
tblLandUse	LandUseSquareFeet	7,080.00	7,085.00
tblLandUse	LandUseSquareFeet	11,890.00	11,894.00
tblLandUse	LandUseSquareFeet	11,800.00	11,795.00
tblLandUse	LotAcreage	0.20	0.84
tblLandUse	LotAcreage	2.47	6.84
tblLandUse	LotAcreage	0.10	0.27
tblLandUse	LotAcreage	0.08	0.20
tblLandUse	LotAcreage	0.02	0.06
tblLandUse	LotAcreage	0.16	0.30
tblLandUse	LotAcreage	0.27	1.57
tblLandUse	LotAcreage	0.27	1.07
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	720.49	401.16

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tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	ST_TR	23.72	20.00
tblVehicleTrips	ST_TR	2.46	25.31
tblVehicleTrips	ST_TR	158.37	160.00
tblVehicleTrips	ST_TR	8.96	50.00
tblVehicleTrips	ST_TR	42.04	40.00

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tblVehicleTrips	ST_TR	1.68	2.00
tblVehicleTrips	SU_TR	11.88	20.00
tblVehicleTrips	SU_TR	1.05	25.31
tblVehicleTrips	SU_TR	131.84	160.00
tblVehicleTrips	SU_TR	1.55	50.00
tblVehicleTrips	SU_TR	20.43	40.00
tblVehicleTrips	SU_TR	1.68	2.00
tblVehicleTrips	WD_TR	23.72	20.00
tblVehicleTrips	WD_TR	11.03	25.31
tblVehicleTrips	WD_TR	27.92	30.00
tblVehicleTrips	WD_TR	127.15	160.00
tblVehicleTrips	WD_TR	36.13	50.00
tblVehicleTrips	WD_TR	44.32	40.00
tblVehicleTrips	WD_TR	1.68	2.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2019	0.2855	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4356	337.4356	0.0787	0.0000	339.4040	
2020	2.0431	2.2085	1.9171	3.7700e-003	0.0548	0.1130	0.1678	0.0149	0.1062	0.1211	0.0000	333.9348	333.9348	0.0646	0.0000	335.5486	
Maximum	2.0431	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4356	337.4356	0.0787	0.0000	339.4040	

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2019	0.2855	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4353	337.4353	0.0787	0.0000	339.4037	
2020	2.0431	2.2085	1.9171	3.7700e-003	0.0548	0.1130	0.1678	0.0149	0.1062	0.1211	0.0000	333.9345	333.9345	0.0646	0.0000	335.5483	
Maximum	2.0431	2.8258	1.9786	3.7700e-003	0.2580	0.1420	0.4000	0.1138	0.1324	0.2462	0.0000	337.4353	337.4353	0.0787	0.0000	339.4037	

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-30-2019	7-29-2019	1.6028	1.6028
2	7-30-2019	10-29-2019	0.8915	0.8915
3	10-30-2019	1-29-2020	0.8669	0.8669
4	1-30-2020	4-29-2020	0.8018	0.8018
5	4-30-2020	7-29-2020	0.8009	0.8009
6	7-30-2020	9-30-2020	0.5023	0.5023
		Highest	1.6028	1.6028

2.2 Overall OperationalUnmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.6898	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003	
Energy	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	678.8068	678.8068	0.0225	7.4500e-003	681.5905	
Mobile	0.6010	2.9697	6.0027	0.0234	2.6132	0.0126	2.6257	0.6995	0.0117	0.7112	0.0000	2,184.8375	2,184.8375	0.1142	0.0000	2,187.6920	
Waste						0.0000	0.0000		0.0000	0.0000	67.0114	0.0000	67.0114	3.9603	0.0000	166.0179	
Water						0.0000	0.0000		0.0000	0.0000	8.5636	94.8805	103.4442	0.8834	0.0215	131.9285	
Total	1.3128	3.1706	6.1729	0.0246	2.6132	0.0278	2.6410	0.6995	0.0269	0.7265	75.5750	2,958.5276	3,034.1027	4.9803	0.0289	3,167.2318	

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.6898	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003	
Energy	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	678.8068	678.8068	0.0225	7.4500e-003	681.5905	
Mobile	0.6010	2.9697	6.0027	0.0234	2.6132	0.0126	2.6257	0.6995	0.0117	0.7112	0.0000	2,184.8375	2,184.8375	0.1142	0.0000	2,187.6920	
Waste						0.0000	0.0000		0.0000	0.0000	50.2585	0.0000	50.2585	2.9702	0.0000	124.5134	
Water						0.0000	0.0000		0.0000	0.0000	8.5636	94.8805	103.4442	0.8834	0.0215	131.9285	
Total	1.3128	3.1706	6.1729	0.0246	2.6132	0.0278	2.6410	0.6995	0.0269	0.7265	58.8222	2,958.5276	3,017.3498	3.9903	0.0289	3,125.7274	

	ROG	NOx	CO	SO2	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	22.17	0.00	0.55	19.88	0.00	1.31

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/30/2019	5/27/2019	5	20	
2	Site Preparation	Site Preparation	5/28/2019	6/10/2019	5	10	
3	Grading	Grading	6/11/2019	7/22/2019	5	30	
4	Building Construction	Building Construction	7/23/2019	9/14/2020	5	300	
5	Paving	Paving	9/15/2020	10/12/2020	5	20	
6	Architectural Coating	Architectural Coating	10/13/2020	11/9/2020	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 233,669; Non-Residential Outdoor: 77,890; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	158	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
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	50.00	26.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 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	tons/yr										MT/yr					
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672

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3.2 Demolition - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	
Total	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671	
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671	

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3.2 Demolition - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	
Total	5.9000e-004	4.5000e-004	4.3900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1227	1.1227	4.0000e-005	0.0000	1.1237	

3.3 Site Preparation - 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	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0217	0.2279	0.1103	1.9000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195
Total	0.0217	0.2279	0.1103	1.9000e-004	0.0903	0.0120	0.1023	0.0497	0.0110	0.0607	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195

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3.3 Site Preparation - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	
Total	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0217	0.2279	0.1103	1.9000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195
Total	0.0217	0.2279	0.1103	1.9000e-004	0.0903	0.0120	0.1023	0.0497	0.0110	0.0607	0.0000	17.0843	17.0843	5.4100e-003	0.0000	17.2195

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3.3 Site Preparation - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	
Total	3.5000e-004	2.7000e-004	2.6300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6737	0.6737	2.0000e-005	0.0000	0.6742	

3.4 Grading - 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	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0711	0.8178	0.5007	9.3000e-004		0.0357	0.0357		0.0329	0.0329	0.0000	83.5520	83.5520	0.0264	0.0000	84.2129
Total	0.0711	0.8178	0.5007	9.3000e-004	0.1301	0.0357	0.1658	0.0540	0.0329	0.0868	0.0000	83.5520	83.5520	0.0264	0.0000	84.2129

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3.4 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	
Total	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0711	0.8178	0.5007	9.3000e-004		0.0357	0.0357		0.0329	0.0329	0.0000	83.5519	83.5519	0.0264	0.0000	84.2128	
Total	0.0711	0.8178	0.5007	9.3000e-004	0.1301	0.0357	0.1658	0.0540	0.0329	0.0868	0.0000	83.5519	83.5519	0.0264	0.0000	84.2128	

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3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	
Total	1.1800e-003	9.1000e-004	8.7800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.2455	2.2455	7.0000e-005	0.0000	2.2473	

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	tons/yr										MT/yr					
Off-Road	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3604	136.3604	0.0332	0.0000	137.1909
Total	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3604	136.3604	0.0332	0.0000	137.1909

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3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	7.0600e-003	0.1893	0.0509	4.1000e-004	0.0100	1.3100e-003	0.0113	2.8900e-003	1.2500e-003	4.1400e-003	0.0000	40.0642	40.0642	3.2200e-003	0.0000	40.1446	
Worker	0.0114	8.7700e-003	0.0849	2.4000e-004	0.0233	1.7000e-004	0.0234	6.1800e-003	1.6000e-004	6.3400e-003	0.0000	21.7064	21.7064	7.0000e-004	0.0000	21.7239	
Total	0.0185	0.1981	0.1357	6.5000e-004	0.0333	1.4800e-003	0.0348	9.0700e-003	1.4100e-003	0.0105	0.0000	61.7706	61.7706	3.9200e-003	0.0000	61.8685	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3603	136.3603	0.0332	0.0000	137.1907	
Total	0.1370	1.2226	0.9955	1.5600e-003		0.0748	0.0748		0.0703	0.0703	0.0000	136.3603	136.3603	0.0332	0.0000	137.1907	

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3.5 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	7.0600e-003	0.1893	0.0509	4.1000e-004	0.0100	1.3100e-003	0.0113	2.8900e-003	1.2500e-003	4.1400e-003	0.0000	40.0642	40.0642	3.2200e-003	0.0000	40.1446	
Worker	0.0114	8.7700e-003	0.0849	2.4000e-004	0.0233	1.7000e-004	0.0234	6.1800e-003	1.6000e-004	6.3400e-003	0.0000	21.7064	21.7064	7.0000e-004	0.0000	21.7239	
Total	0.0185	0.1981	0.1357	6.5000e-004	0.0333	1.4800e-003	0.0348	9.0700e-003	1.4100e-003	0.0105	0.0000	61.7706	61.7706	3.9200e-003	0.0000	61.8685	

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0812	213.0812	0.0520	0.0000	214.3808	
Total	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0812	213.0812	0.0520	0.0000	214.3808	

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.1100e-003	0.2727	0.0724	6.5000e-004	0.0159	1.3300e-003	0.0172	4.5800e-003	1.2700e-003	5.8600e-003	0.0000	63.1157	63.1157	4.8400e-003	0.0000	63.2366	
Worker	0.0170	0.0126	0.1231	3.7000e-004	0.0369	2.7000e-004	0.0372	9.8000e-003	2.4000e-004	0.0101	0.0000	33.3443	33.3443	1.0000e-003	0.0000	33.3693	
Total	0.0261	0.2852	0.1955	1.0200e-003	0.0528	1.6000e-003	0.0544	0.0144	1.5100e-003	0.0159	0.0000	96.4599	96.4599	5.8400e-003	0.0000	96.6059	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0809	213.0809	0.0520	0.0000	214.3805	
Total	0.1950	1.7651	1.5501	2.4800e-003		0.1028	0.1028		0.0966	0.0966	0.0000	213.0809	213.0809	0.0520	0.0000	214.3805	

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.1100e-003	0.2727	0.0724	6.5000e-004	0.0159	1.3300e-003	0.0172	4.5800e-003	1.2700e-003	5.8600e-003	0.0000	63.1157	63.1157	4.8400e-003	0.0000	63.2366	
Worker	0.0170	0.0126	0.1231	3.7000e-004	0.0369	2.7000e-004	0.0372	9.8000e-003	2.4000e-004	0.0101	0.0000	33.3443	33.3443	1.0000e-003	0.0000	33.3693	
Total	0.0261	0.2852	0.1955	1.0200e-003	0.0528	1.6000e-003	0.0544	0.0144	1.5100e-003	0.0159	0.0000	96.4599	96.4599	5.8400e-003	0.0000	96.6059	

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1902
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1902

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3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1901	
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0136	0.1407	0.1465	2.3000e-004		7.5300e-003	7.5300e-003		6.9300e-003	6.9300e-003	0.0000	20.0282	20.0282	6.4800e-003	0.0000	20.1901	

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3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Archit. Coating	1.8051						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	2.4200e-003	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	
Total	1.8075	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582	

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3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	
Total	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.8051						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.4200e-003	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582
Total	1.8075	0.0168	0.0183	3.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	2.5533	2.5533	2.0000e-004	0.0000	2.5582

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3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	
Total	3.7000e-004	2.7000e-004	2.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.7249	0.7249	2.0000e-005	0.0000	0.7254	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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	
Category	tons/yr												MT/yr				
Mitigated	0.6010	2.9697	6.0027	0.0234	2.6132	0.0126	2.6257	0.6995	0.0117	0.7112	0.0000	2,184.8375	2,184.8375	0.1142	0.0000	2,187.6920	
Unmitigated	0.6010	2.9697	6.0027	0.0234	2.6132	0.0126	2.6257	0.6995	0.0117	0.7112	0.0000	2,184.8375	2,184.8375	0.1142	0.0000	2,187.6920	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	66.20	66.20	66.20	46,543	46,543
General Office Building	2,724.12	2,724.12	2,724.12	4,575,835	4,575,835
General Office Building	298.66	298.66	298.66	501,671	501,671
Government (Civic Center)	356.70	0.00	0.00	307,477	307,477
High Turnover (Sit Down Restaurant)	700.80	700.80	700.80	615,229	615,229
Medical Office Building	354.00	354.00	354.00	491,843	491,843
Strip Mall	347.60	347.60	347.60	394,383	394,383
Unrefrigerated Warehouse-No Rail	2.00	2.00	2.00	3,831	3,831
Total	4,850.07	4,493.37	4,493.37	6,936,812	6,936,812

4.3 Trip Type Information

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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
Automobile Care Center	5.64	5.64	5.64	33.00	48.00	19.00	21	51	28
General Office Building	5.64	5.64	5.64	33.00	48.00	19.00	77	19	4
General Office Building	5.64	5.64	5.64	33.00	48.00	19.00	77	19	4
Government (Civic Center)	5.64	5.64	5.64	75.00	20.00	5.00	50	34	16
High Turnover (Sit Down	5.64	5.64	5.64	8.50	72.50	19.00	37	20	43
Medical Office Building	5.64	5.64	5.64	29.60	51.40	19.00	60	30	10
Strip Mall	5.64	5.64	5.64	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	5.64	5.64	5.64	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
General Office Building	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Government (Civic Center)	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
High Turnover (Sit Down Restaurant)	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Medical Office Building	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Strip Mall	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Unrefrigerated Warehouse-No Rail	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

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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
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	460.1158	460.1158	0.0184	3.4400e-003	461.6000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	460.1158	460.1158	0.0184	3.4400e-003	461.6000
NaturalGas Mitigated	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1900e-003	4.0100e-003	219.9905
NaturalGas Unmitigated	0.0221	0.2009	0.1688	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1900e-003	4.0100e-003	219.9905

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	40679.9	2.2000e-004	1.9900e-003	1.6800e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	2.1708	2.1708	4.0000e-005	4.0000e-005	2.1837
General Office Building	2.53576e+006	0.0137	0.1243	0.1044	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3180	135.3180	2.5900e-003	2.4800e-003	136.1221
General Office Building	277890	1.5000e-003	0.0136	0.0114	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.8293	14.8293	2.8000e-004	2.7000e-004	14.9174
Government (Civic Center)	280223	1.5100e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.9538	14.9538	2.9000e-004	2.7000e-004	15.0426
High Turnover (Sit Down Restaurant)	773680	4.1700e-003	0.0379	0.0319	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.2865	41.2865	7.9000e-004	7.6000e-004	41.5319
Medical Office Building	166923	9.0000e-004	8.1800e-003	6.8700e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.9076	8.9076	1.7000e-004	1.6000e-004	8.9606
Strip Mall	20935.7	1.1000e-004	1.0300e-003	8.6000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1172	1.1172	2.0000e-005	2.0000e-005	1.1239
Unrefrigerated Warehouse-No Rail	2020	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1078	0.1078	0.0000	0.0000	0.1084
Total		0.0221	0.2009	0.1687	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1800e-003	4.0000e-003	219.9905

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5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr											MT/yr					
Automobile Care Center	40679.9	2.2000e-004	1.9900e-003	1.6800e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	2.1708	2.1708	4.0000e-005	4.0000e-005	2.1837	
General Office Building	2.53576e+006	0.0137	0.1243	0.1044	7.5000e-004		9.4500e-003	9.4500e-003		9.4500e-003	9.4500e-003	0.0000	135.3180	135.3180	2.5900e-003	2.4800e-003	136.1221	
General Office Building	277890	1.5000e-003	0.0136	0.0114	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.8293	14.8293	2.8000e-004	2.7000e-004	14.9174	
Government (Civic Center)	280223	1.5100e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	14.9538	14.9538	2.9000e-004	2.7000e-004	15.0426	
High Turnover (Sit Down Restaurant)	773680	4.1700e-003	0.0379	0.0319	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.2865	41.2865	7.9000e-004	7.6000e-004	41.5319	
Medical Office Building	166923	9.0000e-004	8.1800e-003	6.8700e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.9076	8.9076	1.7000e-004	1.6000e-004	8.9606	
Strip Mall	20935.7	1.1000e-004	1.0300e-003	8.6000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005	0.0000	1.1172	1.1172	2.0000e-005	2.0000e-005	1.1239	
Unrefrigerated Warehouse-No Rail	2020	1.0000e-005	1.0000e-004	8.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1078	0.1078	0.0000	0.0000	0.1084	
Total		0.0221	0.2009	0.1687	1.2100e-003		0.0153	0.0153		0.0153	0.0153	0.0000	218.6910	218.6910	4.1800e-003	4.0000e-003	219.9905	

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	31047.8	5.6496	2.3000e-004	4.0000e-005	5.6678
General Office Building	1.6941e+006	308.2630	0.0123	2.3100e-003	309.2574
General Office Building	185653	33.7821	1.3500e-003	2.5000e-004	33.8910
Government (Civic Center)	187212	34.0656	1.3600e-003	2.5000e-004	34.1755
High Turnover (Sit Down Restaurant)	186284	33.8968	1.3500e-003	2.5000e-004	34.0061
Medical Office Building	111518	20.2921	8.1000e-004	1.5000e-004	20.3576
Strip Mall	128481	23.3788	9.3000e-004	1.7000e-004	23.4542
Unrefrigerated Warehouse-No Rail	4330	0.7879	3.0000e-005	1.0000e-005	0.7904
Total		460.1158	0.0184	3.4300e-003	461.6000

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	31047.8	5.6496	2.3000e-004	4.0000e-005	5.6678
General Office Building	1.6941e+006	308.2630	0.0123	2.3100e-003	309.2574
General Office Building	185653	33.7821	1.3500e-003	2.5000e-004	33.8910
Government (Civic Center)	187212	34.0656	1.3600e-003	2.5000e-004	34.1755
High Turnover (Sit Down Restaurant)	186284	33.8968	1.3500e-003	2.5000e-004	34.0061
Medical Office Building	111518	20.2921	8.1000e-004	1.5000e-004	20.3576
Strip Mall	128481	23.3788	9.3000e-004	1.7000e-004	23.4542
Unrefrigerated Warehouse-No Rail	4330	0.7879	3.0000e-005	1.0000e-005	0.7904
Total		460.1158	0.0184	3.4300e-003	461.6000

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	
Category	tons/yr											MT/yr					
Mitigated	0.6898	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003		
Unmitigated	0.6898	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003		

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0812					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003	
Total	0.6898	1.0000e-005	1.4200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.0812						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Consumer Products	0.6084						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Landscaping	1.3000e-004	1.0000e-005	1.4200e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003
Total	0.6898	1.0000e-005	1.4200e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	2.7800e-003	2.7800e-003	1.0000e-005	0.0000	2.9600e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	103.4442	0.8834	0.0215	131.9285
Unmitigated	103.4442	0.8834	0.0215	131.9285

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7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.311408 / 0.190863	1.2225	0.0102	2.5000e-004	1.5512
General Office Building	21.2267 / 13.0099	83.3287	0.6947	0.0169	105.7345
Government (Civic Center)	2.36206 / 1.44772	9.2726	0.0773	1.8800e-003	11.7659
High Turnover (Sit Down Restaurant)	1.32948 / 0.0848603	3.7433	0.0435	1.0500e-003	5.1419
Medical Office Building	0.888402 / 0.169219	2.7289	0.0291	7.0000e-004	3.6642
Strip Mall	0.64369 / 0.39452	2.5269	0.0211	5.1000e-004	3.2064
Unrefrigerated Warehouse-No Rail	0.23125 / 0	0.6213	7.5600e-003	1.8000e-004	0.8645
Total		103.4442	0.8834	0.0215	131.9285

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.311408 / 0.190863	1.2225	0.0102	2.5000e-004	1.5512
General Office Building	21.2267 / 13.0099	83.3287	0.6947	0.0169	105.7345
Government (Civic Center)	2.36206 / 1.44772	9.2726	0.0773	1.8800e-003	11.7659
High Turnover (Sit Down Restaurant)	1.32948 / 0.0848603	3.7433	0.0435	1.0500e-003	5.1419
Medical Office Building	0.888402 / 0.169219	2.7289	0.0291	7.0000e-004	3.6642
Strip Mall	0.64369 / 0.39452	2.5269	0.0211	5.1000e-004	3.2064
Unrefrigerated Warehouse-No Rail	0.23125 / 0	0.6213	7.5600e-003	1.8000e-004	0.8645
Total		103.4442	0.8834	0.0215	131.9285

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
MT/yr				
Mitigated	50.2585	2.9702	0.0000	124.5134
Unmitigated	67.0114	3.9603	0.0000	166.0179

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	12.64	2.5658	0.1516	0.0000	6.3567
General Office Building	111.07	22.5462	1.3324	0.0000	55.8573
Government (Civic Center)	67.77	13.7567	0.8130	0.0000	34.0816
High Turnover (Sit Down Restaurant)	52.12	10.5799	0.6253	0.0000	26.2112
Medical Office Building	76.46	15.5207	0.9173	0.0000	38.4519
Strip Mall	9.12	1.8513	0.1094	0.0000	4.5865
Unrefrigerated Warehouse-No Rail	0.94	0.1908	0.0113	0.0000	0.4727
Total		67.0114	3.9603	0.0000	166.0179

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	9.48	1.9244	0.1137	0.0000	4.7675
General Office Building	83.3025	16.9097	0.9993	0.0000	41.8930
Government (Civic Center)	50.8275	10.3175	0.6098	0.0000	25.5612
High Turnover (Sit Down Restaurant)	39.09	7.9349	0.4689	0.0000	19.6584
Medical Office Building	57.345	11.6405	0.6879	0.0000	28.8389
Strip Mall	6.84	1.3885	0.0821	0.0000	3.4399
Unrefrigerated Warehouse-No Rail	0.705	0.1431	8.4600e-003	0.0000	0.3546
Total		50.2585	2.9702	0.0000	124.5134

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

ATTACHMENT 3

CalEEMod Output – Year 2035 Emissions – Existing Zoning

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	33.81	1000sqft	1.29	33,814.00	0
Government (Civic Center)	23.69	1000sqft	4.64	23,689.00	0
Strip Mall	147.55	1000sqft	15.73	147,554.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2035
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	401.16	CH4 Intensity (lb/MWhr)	0.016	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Energy intensity factors updated based on SDG&E renewable procurement - 50% by 2030
 (401.16, 0.016, 0.003)

Land Use - NC - 15.73 acres

PC - 1.29 acres

PF - 4.63 acres

Construction Phase - Architectural coatings simultaneous with building construction

Demolition - 155,774 square feet existing

~30,000 square feet water tanks

Architectural Coating - SDAPCD Rule 67.0.1

Vehicle Trips - 5.64 mile trip length based on EMFAC2014 data for San Diego 2019

Area Coating - SDAPCD Rule 67.0.1

Energy Use -

Water And Wastewater - CalGreen requires a 20% decrease in indoor water use that is not accounted for in CalEEMod
 (4,807,342.42 gallons, 3,764,998.37 gallons, 8,743,520.43 gallons)

Woodstoves -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblConstructionPhase	NumDays	20.00	370.00
tblConstructionPhase	PhaseEndDate	10/26/2021	8/31/2021
tblConstructionPhase	PhaseStartDate	9/29/2021	4/1/2020
tblLandUse	LandUseSquareFeet	33,810.00	33,814.00
tblLandUse	LandUseSquareFeet	23,690.00	23,689.00
tblLandUse	LandUseSquareFeet	147,550.00	147,554.00
tblLandUse	LotAcreage	0.78	1.29
tblLandUse	LotAcreage	0.54	4.64
tblLandUse	LotAcreage	3.39	15.73

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tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	720.49	401.16
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CC_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CNW_TL	7.30	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	CW_TL	9.50	5.64
tblVehicleTrips	ST_TR	2.46	20.00
tblVehicleTrips	ST_TR	42.04	40.00
tblVehicleTrips	SU_TR	1.05	20.00
tblVehicleTrips	SU_TR	20.43	40.00
tblVehicleTrips	WD_TR	11.03	20.00
tblVehicleTrips	WD_TR	27.92	30.00
tblVehicleTrips	WD_TR	44.32	40.00
tblWater	IndoorWaterUseRate	6,009,178.02	4,807,342.42
tblWater	IndoorWaterUseRate	4,706,247.96	3,764,998.37
tblWater	IndoorWaterUseRate	10,929,400.54	8,743,520.43

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2020	0.9803	4.0030	3.0773	6.5100e-003	0.4313	0.1893	0.6206	0.1529	0.1775	0.3304	0.0000	580.9823	580.9823	0.1150	0.0000	583.8566	
2021	0.7292	2.0887	1.9926	4.1400e-003	0.0755	0.0989	0.1744	0.0205	0.0933	0.1138	0.0000	368.2859	368.2859	0.0634	0.0000	369.8719	
Maximum	0.9803	4.0030	3.0773	6.5100e-003	0.4313	0.1893	0.6206	0.1529	0.1775	0.3304	0.0000	580.9823	580.9823	0.1150	0.0000	583.8566	

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr										MT/yr						
2020	0.9803	4.0030	3.0773	6.5100e-003	0.4313	0.1893	0.6206	0.1529	0.1775	0.3304	0.0000	580.9818	580.9818	0.1150	0.0000	583.8562	
2021	0.7292	2.0887	1.9926	4.1400e-003	0.0755	0.0989	0.1744	0.0205	0.0933	0.1138	0.0000	368.2856	368.2856	0.0634	0.0000	369.8716	
Maximum	0.9803	4.0030	3.0773	6.5100e-003	0.4313	0.1893	0.6206	0.1529	0.1775	0.3304	0.0000	580.9818	580.9818	0.1150	0.0000	583.8562	

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2020	3-31-2020	1.6805	1.6805
2	4-1-2020	6-30-2020	1.0874	1.0874
3	7-1-2020	9-30-2020	1.0993	1.0993
4	10-1-2020	12-31-2020	1.1015	1.1015
5	1-1-2021	3-31-2021	0.9941	0.9941
6	4-1-2021	6-30-2021	1.0034	1.0034
7	7-1-2021	9-30-2021	0.8262	0.8262
		Highest	1.6805	1.6805

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.9080	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003	
Energy	8.0300e-003	0.0730	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	557.3704	557.3704	0.0206	5.0300e-003	559.3844	
Mobile	0.8417	4.2017	7.8687	0.0292	3.1813	0.0160	3.1973	0.8516	0.0149	0.8665	0.0000	2,734.2954	2,734.2954	0.1477	0.0000	2,737.9885	
Waste						0.0000	0.0000		0.0000	0.0000	65.2413	0.0000	65.2413	3.8557	0.0000	161.6326	
Water						0.0000	0.0000		0.0000	0.0000	5.4935	67.8463	73.3398	0.5669	0.0138	91.6348	
Total	1.7577	4.2748	7.9319	0.0297	3.1813	0.0216	3.2029	0.8516	0.0204	0.8720	70.7348	3,359.5158	3,430.2506	4.5909	0.0189	3,550.6440	

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	0.9080	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003	
Energy	8.0300e-003	0.0730	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	557.3704	557.3704	0.0206	5.0300e-003	559.3844	
Mobile	0.8417	4.2017	7.8687	0.0292	3.1813	0.0160	3.1973	0.8516	0.0149	0.8665	0.0000	2,734.2954	2,734.2954	0.1477	0.0000	2,737.9885	
Waste						0.0000	0.0000		0.0000	0.0000	65.2413	0.0000	65.2413	3.8557	0.0000	161.6326	
Water						0.0000	0.0000		0.0000	0.0000	5.4935	67.8463	73.3398	0.5669	0.0138	91.6348	
Total	1.7577	4.2748	7.9319	0.0297	3.1813	0.0216	3.2029	0.8516	0.0204	0.8720	70.7348	3,359.5158	3,430.2506	4.5909	0.0189	3,550.6440	

	ROG	NOx	CO	SO2	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**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2020	1/28/2020	5	20	
2	Site Preparation	Site Preparation	1/29/2020	2/11/2020	5	10	
3	Grading	Grading	2/12/2020	3/31/2020	5	35	
4	Building Construction	Building Construction	4/1/2020	8/31/2021	5	370	
5	Paving	Paving	9/1/2021	9/28/2021	5	20	
6	Architectural Coating	Architectural Coating	4/1/2020	8/31/2021	5	370	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 87.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 307,586; Non-Residential Outdoor: 102,529; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	845.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	66.00	34.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr											MT/yr				
Fugitive Dust					0.0926	0.0000	0.0926	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0331	0.3320	0.2175	3.9000e-004	0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386	
Total	0.0331	0.3320	0.2175	3.9000e-004	0.0926	0.0166	0.1092	0.0140	0.0154	0.0294	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386

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3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	3.3800e-003	0.1202	0.0275	3.3000e-004	7.2300e-003	3.8000e-004	7.6100e-003	1.9900e-003	3.6000e-004	2.3500e-003	0.0000	32.5853	32.5853	2.9300e-003	0.0000	32.6586	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	3.9300e-003	0.1206	0.0315	3.4000e-004	8.4300e-003	3.9000e-004	8.8200e-003	2.3100e-003	3.7000e-004	2.6800e-003	0.0000	33.6726	33.6726	2.9600e-003	0.0000	33.7468	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Fugitive Dust					0.0926	0.0000	0.0926	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385	
Total	0.0331	0.3320	0.2175	3.9000e-004	0.0926	0.0166	0.1092	0.0140	0.0154	0.0294	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385	

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3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	3.3800e-003	0.1202	0.0275	3.3000e-004	7.2300e-003	3.8000e-004	7.6100e-003	1.9900e-003	3.6000e-004	2.3500e-003	0.0000	32.5853	32.5853	2.9300e-003	0.0000	32.6586	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	3.9300e-003	0.1206	0.0315	3.4000e-004	8.4300e-003	3.9000e-004	8.8200e-003	2.3100e-003	3.7000e-004	2.6800e-003	0.0000	33.6726	33.6726	2.9600e-003	0.0000	33.7468	

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	
Total	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	
Total	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1518	0.0000	0.1518	0.0629	0.0000	0.0629	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0779	0.8785	0.5593	1.0900e-003		0.0380	0.0380		0.0350	0.0350	0.0000	95.3475	95.3475	0.0308	0.0000	96.1185
Total	0.0779	0.8785	0.5593	1.0900e-003	0.1518	0.0380	0.1898	0.0629	0.0350	0.0979	0.0000	95.3475	95.3475	0.0308	0.0000	96.1185

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3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	
Total	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1518	0.0000	0.1518	0.0629	0.0000	0.0629	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0779	0.8785	0.5593	1.0900e-003		0.0380	0.0380		0.0350	0.0350	0.0000	95.3474	95.3474	0.0308	0.0000	96.1183
Total	0.0779	0.8785	0.5593	1.0900e-003	0.1518	0.0380	0.1898	0.0629	0.0350	0.0979	0.0000	95.3474	95.3474	0.0308	0.0000	96.1183

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3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	
Total	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1358	228.1358	0.0557	0.0000	229.5273
Total	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1358	228.1358	0.0557	0.0000	229.5273

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0128	0.3817	0.1014	9.1000e-004	0.0222	1.8600e-003	0.0241	6.4200e-003	1.7800e-003	8.2000e-003	0.0000	88.3672	88.3672	6.7700e-003	0.0000	88.5365	
Worker	0.0240	0.0177	0.1740	5.2000e-004	0.0521	3.7000e-004	0.0525	0.0139	3.5000e-004	0.0142	0.0000	47.1242	47.1242	1.4100e-003	0.0000	47.1595	
Total	0.0367	0.3995	0.2754	1.4300e-003	0.0744	2.2300e-003	0.0766	0.0203	2.1300e-003	0.0224	0.0000	135.4914	135.4914	8.1800e-003	0.0000	135.6961	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1356	228.1356	0.0557	0.0000	229.5270	
Total	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1356	228.1356	0.0557	0.0000	229.5270	

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0128	0.3817	0.1014	9.1000e-004	0.0222	1.8600e-003	0.0241	6.4200e-003	1.7800e-003	8.2000e-003	0.0000	88.3672	88.3672	6.7700e-003	0.0000	88.5365	
Worker	0.0240	0.0177	0.1740	5.2000e-004	0.0521	3.7000e-004	0.0525	0.0139	3.5000e-004	0.0142	0.0000	47.1242	47.1242	1.4100e-003	0.0000	47.1595	
Total	0.0367	0.3995	0.2754	1.4300e-003	0.0744	2.2300e-003	0.0766	0.0203	2.1300e-003	0.0224	0.0000	135.4914	135.4914	8.1800e-003	0.0000	135.6961	

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3662	200.3662	0.0483	0.0000	201.5747	
Total	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3662	200.3662	0.0483	0.0000	201.5747	

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.0900e-003	0.3022	0.0806	7.9000e-004	0.0195	6.4000e-004	0.0202	5.6400e-003	6.1000e-004	6.2500e-003	0.0000	76.8895	76.8895	5.7100e-003	0.0000	77.0322	
Worker	0.0199	0.0142	0.1426	4.4000e-004	0.0458	3.2000e-004	0.0461	0.0122	3.0000e-004	0.0125	0.0000	39.9928	39.9928	1.1500e-003	0.0000	40.0215	
Total	0.0289	0.3164	0.2232	1.2300e-003	0.0653	9.6000e-004	0.0663	0.0178	9.1000e-004	0.0187	0.0000	116.8824	116.8824	6.8600e-003	0.0000	117.0537	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3660	200.3660	0.0483	0.0000	201.5745	
Total	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3660	200.3660	0.0483	0.0000	201.5745	

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.0900e-003	0.3022	0.0806	7.9000e-004	0.0195	6.4000e-004	0.0202	5.6400e-003	6.1000e-004	6.2500e-003	0.0000	76.8895	76.8895	5.7100e-003	0.0000	77.0322	
Worker	0.0199	0.0142	0.1426	4.4000e-004	0.0458	3.2000e-004	0.0461	0.0122	3.0000e-004	0.0125	0.0000	39.9928	39.9928	1.1500e-003	0.0000	40.0215	
Total	0.0289	0.3164	0.2232	1.2300e-003	0.0653	9.6000e-004	0.0663	0.0178	9.1000e-004	0.0187	0.0000	116.8824	116.8824	6.8600e-003	0.0000	117.0537	

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	
Total	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	
Total	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5693						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0239	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1496	25.1496	1.9500e-003	0.0000	25.1982
Total	0.5932	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1496	25.1496	1.9500e-003	0.0000	25.1982

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3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	4.7200e-003	3.4900e-003	0.0343	1.0000e-004	0.0103	7.0000e-005	0.0103	2.7300e-003	7.0000e-005	2.8000e-003	0.0000	9.2820	9.2820	2.8000e-004	0.0000	9.2890	
Total	4.7200e-003	3.4900e-003	0.0343	1.0000e-004	0.0103	7.0000e-005	0.0103	2.7300e-003	7.0000e-005	2.8000e-003	0.0000	9.2820	9.2820	2.8000e-004	0.0000	9.2890	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Archit. Coating	0.5693						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0239	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1495	25.1495	1.9500e-003	0.0000	25.1982	
Total	0.5932	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1495	25.1495	1.9500e-003	0.0000	25.1982	

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3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7200e-003	3.4900e-003	0.0343	1.0000e-004	0.0103	7.0000e-005	0.0103	2.7300e-003	7.0000e-005	2.8000e-003	0.0000	9.2820	9.2820	2.8000e-004	0.0000	9.2890
Total	4.7200e-003	3.4900e-003	0.0343	1.0000e-004	0.0103	7.0000e-005	0.0103	2.7300e-003	7.0000e-005	2.8000e-003	0.0000	9.2820	9.2820	2.8000e-004	0.0000	9.2890

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5000						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235
Total	0.5189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235

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3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.9100e-003	2.7900e-003	0.0281	9.0000e-005	9.0200e-003	6.0000e-005	9.0800e-003	2.4000e-003	6.0000e-005	2.4600e-003	0.0000	7.8774	7.8774	2.3000e-004	0.0000	7.8830	
Total	3.9100e-003	2.7900e-003	0.0281	9.0000e-005	9.0200e-003	6.0000e-005	9.0800e-003	2.4000e-003	6.0000e-005	2.4600e-003	0.0000	7.8774	7.8774	2.3000e-004	0.0000	7.8830	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5000						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235
Total	0.5189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235

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3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.9100e-003	2.7900e-003	0.0281	9.0000e-005	9.0200e-003	6.0000e-005	9.0800e-003	2.4000e-003	6.0000e-005	2.4600e-003	0.0000	7.8774	7.8774	2.3000e-004	0.0000	7.8830	
Total	3.9100e-003	2.7900e-003	0.0281	9.0000e-005	9.0200e-003	6.0000e-005	9.0800e-003	2.4000e-003	6.0000e-005	2.4600e-003	0.0000	7.8774	7.8774	2.3000e-004	0.0000	7.8830	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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	
Category	tons/yr												MT/yr				
Mitigated	0.8417	4.2017	7.8687	0.0292	3.1813	0.0160	3.1973	0.8516	0.0149	0.8665	0.0000	2,734.295 4	2,734.295 4	0.1477	0.0000	2,737.988 5	
Unmitigated	0.8417	4.2017	7.8687	0.0292	3.1813	0.0160	3.1973	0.8516	0.0149	0.8665	0.0000	2,734.295 4	2,734.295 4	0.1477	0.0000	2,737.988 5	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
General Office Building	676.20	676.20	676.20	1,135,847		1,135,847	
Government (Civic Center)	710.70	0.00	0.00	612,626		612,626	
Strip Mall	5,902.00	5,902.00	5902.00	6,696,338		6,696,338	
Total	7,288.90	6,578.20	6,578.20	8,444,812		8,444,812	

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
General Office Building	5.64	5.64	5.64	33.00	48.00	19.00	77	19	4
Government (Civic Center)	5.64	5.64	5.64	75.00	20.00	5.00	50	34	16
Strip Mall	5.64	5.64	5.64	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Government (Civic Center)	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709
Strip Mall	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	477.8567	477.8567	0.0191	3.5700e-003	479.3981
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	477.8567	477.8567	0.0191	3.5700e-003	479.3981
NaturalGas Mitigated	8.0300e-003	0.0730	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5137	79.5137	1.5200e-003	1.4600e-003	79.9862
NaturalGas Unmitigated	8.0300e-003	0.0730	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5137	79.5137	1.5200e-003	1.4600e-003	79.9862

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	682705	3.6800e-003	0.0335	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003	0.0000	36.4317	36.4317	7.0000e-004	6.7000e-004	36.6482
Government (Civic Center)	478281	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003	0.0000	25.5229	25.5229	4.9000e-004	4.7000e-004	25.6746
Strip Mall	329045	1.7700e-003	0.0161	0.0136	1.0000e-004		1.2300e-003	1.2300e-003		1.2300e-003	1.2300e-003	0.0000	17.5591	17.5591	3.4000e-004	3.2000e-004	17.6635
Total		8.0300e-003	0.0731	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5137	79.5137	1.5300e-003	1.4600e-003	79.9862

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	682705	3.6800e-003	0.0335	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003	0.0000	36.4317	36.4317	7.0000e-004	6.7000e-004	36.6482
Government (Civic Center)	478281	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003	0.0000	25.5229	25.5229	4.9000e-004	4.7000e-004	25.6746
Strip Mall	329045	1.7700e-003	0.0161	0.0136	1.0000e-004		1.2300e-003	1.2300e-003		1.2300e-003	1.2300e-003	0.0000	17.5591	17.5591	3.4000e-004	3.2000e-004	17.6635
Total		8.0300e-003	0.0731	0.0614	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5137	79.5137	1.5300e-003	1.4600e-003	79.9862

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	454460	82.6950	3.3000e-003	6.2000e-004	82.9617
Government (Civic Center)	318380	57.9335	2.3100e-003	4.3000e-004	58.1203
Strip Mall	1.85328e+006	337.2283	0.0135	2.5200e-003	338.3161
Total		477.8567	0.0191	3.5700e-003	479.3981

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	454460	82.6950	3.3000e-003	6.2000e-004	82.9617
Government (Civic Center)	318380	57.9335	2.3100e-003	4.3000e-004	58.1203
Strip Mall	1.85328e+006	337.2283	0.0135	2.5200e-003	338.3161
Total		477.8567	0.0191	3.5700e-003	479.3981

6.0 Area Detail

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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	tons/yr										MT/yr					
Mitigated	0.9080	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003
Unmitigated	0.9080	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1069					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8009					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.7000e-004	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003
Total	0.9079	2.0000e-005	1.8700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.1069						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Consumer Products	0.8009						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Landscaping	1.7000e-004	2.0000e-005	1.8700e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003
Total	0.9079	2.0000e-005	1.8700e-003	0.0000			1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.6600e-003	3.6600e-003	1.0000e-005	0.0000	3.9000e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	73.3398	0.5669	0.0138	91.6348
Unmitigated	73.3398	0.5669	0.0138	91.6348

7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	4.80734 / 3.68304	20.3611	0.1574	3.8400e-003	25.4402
Government (Civic Center)	3.765 / 2.88447	15.9463	0.1233	3.0100e-003	19.9242
Strip Mall	8.74352 / 6.69866	37.0324	0.2863	6.9800e-003	46.2703
Total		73.3398	0.5669	0.0138	91.6348

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7.2 Water by Land Use**Mitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	4.80734 / 3.68304	20.3611	0.1574	3.8400e- 003	25.4402
Government (Civic Center)	3.765 / 2.88447	15.9463	0.1233	3.0100e- 003	19.9242
Strip Mall	8.74352 / 6.69866	37.0324	0.2863	6.9800e- 003	46.2703
Total		73.3398	0.5669	0.0138	91.6348

8.0 Waste Detail**8.1 Mitigation Measures Waste**

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	65.2413	3.8557	0.0000	161.6326
Unmitigated	65.2413	3.8557	0.0000	161.6326

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	31.44	6.3820	0.3772	0.0000	15.8112
Government (Civic Center)	135.03	27.4099	1.6199	0.0000	67.9068
Strip Mall	154.93	31.4494	1.8586	0.0000	77.9145
Total		65.2413	3.8557	0.0000	161.6325

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	31.44	6.3820	0.3772	0.0000	15.8112
Government (Civic Center)	135.03	27.4099	1.6199	0.0000	67.9068
Strip Mall	154.93	31.4494	1.8586	0.0000	77.9145
Total		65.2413	3.8557	0.0000	161.6325

9.0 Operational Offroad

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

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

Boilers

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

ATTACHMENT 4

CalEEMod Output – Year 2035 Emissions – Proposed Zoning

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9348 Del Mar Zoning Amendment - Proposed Zoning, Residential
San Diego County APCD Air District, Annual**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	345.00	Dwelling Unit	21.66	345,000.00	987

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2035
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	401.16	CH4 Intensity (lb/MWhr)	0.016	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Energy intensity factors updated based on SDG&E renewable procurement - 50% by 2030
(401.16, 0.016, 0.003)

Land Use - NC - 15.73 acres

PC - 1.29 acres

PF - 4.63 acres

Construction Phase - Architectural coatings simultaneous with building construction

Demolition - 155,774 square feet existing

~30,000 square feet water tanks

Architectural Coating - SDAPCD Rule 67.0.1

Vehicle Trips - 5.64 mile trip length based on EMFAC2014 data for San Diego 2019

Woodstoves - No woodstoves or fireplaces

Area Coating - SDAPCD Rule 67.0.1

Energy Use -

Water And Wastewater - CalGreen requires a 20% decrease in indoor water use that is not accounted for in CalEEMod
(17,982,511.07 gallons)

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Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Residential_Exterior	250	150
tblAreaCoating	Area_EF_Residential_Interior	250	100
tblConstructionPhase	NumDays	20.00	370.00
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	189.75	0.00
tblFireplaces	NumberNoFireplace	34.50	345.00
tblFireplaces	NumberWood	120.75	0.00
tblLandUse	LotAcreage	9.08	21.66
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	720.49	401.16
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblVehicleTrips	HO_TL	7.50	5.64
tblVehicleTrips	HS_TL	7.30	5.64
tblVehicleTrips	HW_TL	10.80	5.64
tblVehicleTrips	ST_TR	6.39	8.00
tblVehicleTrips	SU_TR	5.86	8.00
tblVehicleTrips	WD_TR	6.65	8.00
tblWater	IndoorWaterUseRate	22,478,138.84	17,982,511.07
tblWoodstoves	NumberCatalytic	17.25	0.00
tblWoodstoves	NumberNoncatalytic	17.25	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

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2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr											MT/yr					
2020	1.7847	4.0956	3.6635	8.3200e-003	0.6062	0.1907	0.7969	0.1994	0.1788	0.3782	0.0000	745.1459	745.1459	0.1203	0.0000	748.1526	
2021	1.4315	2.1623	2.4730	5.6800e-003	0.2292	0.1000	0.3292	0.0614	0.0944	0.1557	0.0000	507.7738	507.7738	0.0678	0.0000	509.4674	
Maximum	1.7847	4.0956	3.6635	8.3200e-003	0.6062	0.1907	0.7969	0.1994	0.1788	0.3782	0.0000	745.1459	745.1459	0.1203	0.0000	748.1526	

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Year	tons/yr											MT/yr					
2020	1.7847	4.0956	3.6635	8.3200e-003	0.6062	0.1907	0.7969	0.1994	0.1788	0.3782	0.0000	745.1454	745.1454	0.1203	0.0000	748.1521	
2021	1.4315	2.1623	2.4729	5.6800e-003	0.2292	0.1000	0.3292	0.0614	0.0944	0.1557	0.0000	507.7735	507.7735	0.0678	0.0000	509.4671	
Maximum	1.7847	4.0956	3.6635	8.3200e-003	0.6062	0.1907	0.7969	0.1994	0.1788	0.3782	0.0000	745.1454	745.1454	0.1203	0.0000	748.1521	

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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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2020	3-31-2020	1.6805	1.6805
2	4-1-2020	6-30-2020	1.3813	1.3813
3	7-1-2020	9-30-2020	1.3964	1.3964
4	10-1-2020	12-31-2020	1.4043	1.4043
5	1-1-2021	3-31-2021	1.2858	1.2858
6	4-1-2021	6-30-2021	1.2931	1.2931
7	7-1-2021	9-30-2021	1.0236	1.0236
		Highest	1.6805	1.6805

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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	tons/yr											MT/yr					
Area	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840	
Energy	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	388.1855	388.1855	0.0127	4.3900e-003	389.8092	
Mobile	0.3782	1.8467	4.0601	0.0166	1.8955	8.7100e-003	1.9042	0.5074	8.0900e-003	0.5155	0.0000	1,545.7706	1,545.7706	0.0783	0.0000	1,547.7270	
Waste						0.0000	0.0000		0.0000	0.0000	32.2147	0.0000	32.2147	1.9038	0.0000	79.8105	
Water						0.0000	0.0000		0.0000	0.0000	5.7050	71.2550	76.9600	0.5888	0.0144	95.9619	
Total	2.0586	1.9943	6.6630	0.0174	1.8955	0.0325	1.9280	0.5074	0.0319	0.5393	37.9197	2,009.3955	2,047.3152	2.5875	0.0188	2,117.5926	

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Area	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840	
Energy	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	388.1855	388.1855	0.0127	4.3900e-003	389.8092	
Mobile	0.3782	1.8467	4.0601	0.0166	1.8955	8.7100e-003	1.9042	0.5074	8.0900e-003	0.5155	0.0000	1,545.7706	1,545.7706	0.0783	0.0000	1,547.7270	
Waste						0.0000	0.0000		0.0000	0.0000	32.2147	0.0000	32.2147	1.9038	0.0000	79.8105	
Water						0.0000	0.0000		0.0000	0.0000	5.7050	71.2550	76.9600	0.5888	0.0144	95.9619	
Total	2.0586	1.9943	6.6630	0.0174	1.8955	0.0325	1.9280	0.5074	0.0319	0.5393	37.9197	2,009.3955	2,047.3152	2.5875	0.0188	2,117.5926	

	ROG	NOx	CO	SO2	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**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2020	1/28/2020	5	20	
2	Site Preparation	Site Preparation	1/29/2020	2/11/2020	5	10	
3	Grading	Grading	2/12/2020	3/31/2020	5	35	
4	Building Construction	Building Construction	4/1/2020	8/31/2021	5	370	
5	Architectural Coating	Architectural Coating	4/1/2020	8/31/2021	5	370	
6	Paving	Paving	9/1/2021	9/28/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 87.5

Acres of Paving: 0

Residential Indoor: 698,625; Residential Outdoor: 232,875; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	845.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	248.00	37.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr											MT/yr				
Fugitive Dust					0.0926	0.0000	0.0926	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0331	0.3320	0.2175	3.9000e-004	0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386	
Total	0.0331	0.3320	0.2175	3.9000e-004	0.0926	0.0166	0.1092	0.0140	0.0154	0.0294	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386

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3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.3800e-003	0.1202	0.0275	3.3000e-004	7.2300e-003	3.8000e-004	7.6100e-003	1.9900e-003	3.6000e-004	2.3500e-003	0.0000	32.5853	32.5853	2.9300e-003	0.0000	32.6586
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881
Total	3.9300e-003	0.1206	0.0315	3.4000e-004	8.4300e-003	3.9000e-004	8.8200e-003	2.3100e-003	3.7000e-004	2.6800e-003	0.0000	33.6726	33.6726	2.9600e-003	0.0000	33.7468

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0926	0.0000	0.0926	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
Total	0.0331	0.3320	0.2175	3.9000e-004	0.0926	0.0166	0.1092	0.0140	0.0154	0.0294	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385

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3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	3.3800e-003	0.1202	0.0275	3.3000e-004	7.2300e-003	3.8000e-004	7.6100e-003	1.9900e-003	3.6000e-004	2.3500e-003	0.0000	32.5853	32.5853	2.9300e-003	0.0000	32.6586	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.5000e-004	4.1000e-004	4.0100e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0873	1.0873	3.0000e-005	0.0000	1.0881	
Total	3.9300e-003	0.1206	0.0315	3.4000e-004	8.4300e-003	3.9000e-004	8.8200e-003	2.3100e-003	3.7000e-004	2.6800e-003	0.0000	33.6726	33.6726	2.9600e-003	0.0000	33.7468	

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	
Total	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	
Total	3.3000e-004	2.5000e-004	2.4100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6524	0.6524	2.0000e-005	0.0000	0.6529	

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1518	0.0000	0.1518	0.0629	0.0000	0.0629	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0779	0.8785	0.5593	1.0900e-003		0.0380	0.0380		0.0350	0.0350	0.0000	95.3475	95.3475	0.0308	0.0000	96.1185
Total	0.0779	0.8785	0.5593	1.0900e-003	0.1518	0.0380	0.1898	0.0629	0.0350	0.0979	0.0000	95.3475	95.3475	0.0308	0.0000	96.1185

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3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	
Total	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Fugitive Dust					0.1518	0.0000	0.1518	0.0629	0.0000	0.0629	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0779	0.8785	0.5593	1.0900e-003		0.0380	0.0380		0.0350	0.0350	0.0000	95.3474	95.3474	0.0308	0.0000	96.1183	
Total	0.0779	0.8785	0.5593	1.0900e-003	0.1518	0.0380	0.1898	0.0629	0.0350	0.0979	0.0000	95.3474	95.3474	0.0308	0.0000	96.1183	

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3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	
Total	1.2900e-003	9.6000e-004	9.3700e-003	3.0000e-005	2.8100e-003	2.0000e-005	2.8300e-003	7.5000e-004	2.0000e-005	7.6000e-004	0.0000	2.5371	2.5371	8.0000e-005	0.0000	2.5390	

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1358	228.1358	0.0557	0.0000	229.5273
Total	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1358	228.1358	0.0557	0.0000	229.5273

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0139	0.4154	0.1104	9.9000e-004	0.0242	2.0300e-003	0.0262	6.9800e-003	1.9400e-003	8.9200e-003	0.0000	96.1643	96.1643	7.3700e-003	0.0000	96.3486	
Worker	0.0900	0.0667	0.6537	1.9600e-003	0.1959	1.4100e-003	0.1973	0.0521	1.3000e-003	0.0534	0.0000	177.0726	177.0726	5.3200e-003	0.0000	177.2055	
Total	0.1039	0.4821	0.7640	2.9500e-003	0.2201	3.4400e-003	0.2235	0.0590	3.2400e-003	0.0623	0.0000	273.2369	273.2369	0.0127	0.0000	273.5541	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1356	228.1356	0.0557	0.0000	229.5270	
Total	0.2088	1.8898	1.6596	2.6500e-003		0.1100	0.1100		0.1035	0.1035	0.0000	228.1356	228.1356	0.0557	0.0000	229.5270	

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0139	0.4154	0.1104	9.9000e-004	0.0242	2.0300e-003	0.0262	6.9800e-003	1.9400e-003	8.9200e-003	0.0000	96.1643	96.1643	7.3700e-003	0.0000	96.3486	
Worker	0.0900	0.0667	0.6537	1.9600e-003	0.1959	1.4100e-003	0.1973	0.0521	1.3000e-003	0.0534	0.0000	177.0726	177.0726	5.3200e-003	0.0000	177.2055	
Total	0.1039	0.4821	0.7640	2.9500e-003	0.2201	3.4400e-003	0.2235	0.0590	3.2400e-003	0.0623	0.0000	273.2369	273.2369	0.0127	0.0000	273.5541	

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3662	200.3662	0.0483	0.0000	201.5747	
Total	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3662	200.3662	0.0483	0.0000	201.5747	

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	9.9000e-003	0.3289	0.0877	8.6000e-004	0.0212	7.0000e-004	0.0219	6.1300e-003	6.7000e-004	6.8000e-003	0.0000	83.6739	83.6739	6.2100e-003	0.0000	83.8291	
Worker	0.0746	0.0532	0.5359	1.6600e-003	0.1720	1.2200e-003	0.1732	0.0457	1.1200e-003	0.0468	0.0000	150.2761	150.2761	4.3100e-003	0.0000	150.3838	
Total	0.0845	0.3821	0.6236	2.5200e-003	0.1933	1.9200e-003	0.1952	0.0518	1.7900e-003	0.0536	0.0000	233.9500	233.9500	0.0105	0.0000	234.2129	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Off-Road	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3660	200.3660	0.0483	0.0000	201.5745	
Total	0.1644	1.5079	1.4338	2.3300e-003		0.0829	0.0829		0.0780	0.0780	0.0000	200.3660	200.3660	0.0483	0.0000	201.5745	

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.9000e-003	0.3289	0.0877	8.6000e-004	0.0212	7.0000e-004	0.0219	6.1300e-003	6.7000e-004	6.8000e-003	0.0000	83.6739	83.6739	6.2100e-003	0.0000	83.8291
Worker	0.0746	0.0532	0.5359	1.6600e-003	0.1720	1.2200e-003	0.1732	0.0457	1.1200e-003	0.0468	0.0000	150.2761	150.2761	4.3100e-003	0.0000	150.3838
Total	0.0845	0.3821	0.6236	2.5200e-003	0.1933	1.9200e-003	0.1952	0.0518	1.7900e-003	0.0536	0.0000	233.9500	233.9500	0.0105	0.0000	234.2129

3.6 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2931						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0239	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1496	25.1496	1.9500e-003	0.0000	25.1982
Total	1.3169	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1496	25.1496	1.9500e-003	0.0000	25.1982

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3.6 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0182	0.0134	0.1318	3.9000e-004	0.0395	2.8000e-004	0.0398	0.0105	2.6000e-004	0.0108	0.0000	35.7001	35.7001	1.0700e-003	0.0000	35.7269	
Total	0.0182	0.0134	0.1318	3.9000e-004	0.0395	2.8000e-004	0.0398	0.0105	2.6000e-004	0.0108	0.0000	35.7001	35.7001	1.0700e-003	0.0000	35.7269	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Archit. Coating	1.2931						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0239	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1495	25.1495	1.9500e-003	0.0000	25.1982	
Total	1.3169	0.1659	0.1804	2.9000e-004		0.0109	0.0109		0.0109	0.0109	0.0000	25.1495	25.1495	1.9500e-003	0.0000	25.1982	

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3.6 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0182	0.0134	0.1318	3.9000e-004	0.0395	2.8000e-004	0.0398	0.0105	2.6000e-004	0.0108	0.0000	35.7001	35.7001	1.0700e-003	0.0000	35.7269	
Total	0.0182	0.0134	0.1318	3.9000e-004	0.0395	2.8000e-004	0.0398	0.0105	2.6000e-004	0.0108	0.0000	35.7001	35.7001	1.0700e-003	0.0000	35.7269	

3.6 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1355						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235
Total	1.1545	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235

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3.6 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.0150	0.0107	0.1081	3.4000e-004	0.0347	2.5000e-004	0.0349	9.2200e-003	2.3000e-004	9.4400e-003	0.0000	30.2976	30.2976	8.7000e-004	0.0000	30.3193	
Total	0.0150	0.0107	0.1081	3.4000e-004	0.0347	2.5000e-004	0.0349	9.2200e-003	2.3000e-004	9.4400e-003	0.0000	30.2976	30.2976	8.7000e-004	0.0000	30.3193	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Archit. Coating	1.1355						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0189	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235	
Total	1.1545	0.1321	0.1572	2.6000e-004		8.1400e-003	8.1400e-003		8.1400e-003	8.1400e-003	0.0000	22.0856	22.0856	1.5200e-003	0.0000	22.1235	

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3.6 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0150	0.0107	0.1081	3.4000e-004	0.0347	2.5000e-004	0.0349	9.2200e-003	2.3000e-004	9.4400e-003	0.0000	30.2976	30.2976	8.7000e-004	0.0000	30.3193
Total	0.0150	0.0107	0.1081	3.4000e-004	0.0347	2.5000e-004	0.0349	9.2200e-003	2.3000e-004	9.4400e-003	0.0000	30.2976	30.2976	8.7000e-004	0.0000	30.3193

3.7 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

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3.7 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	
Total	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854	
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854	

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3.7 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	
Total	5.2000e-004	3.7000e-004	3.7500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0508	1.0508	3.0000e-005	0.0000	1.0515	

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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	
Category	tons/yr											MT/yr					
Mitigated	0.3782	1.8467	4.0601	0.0166	1.8955	8.7100e-003	1.9042	0.5074	8.0900e-003	0.5155	0.0000	1,545.7706	1,545.7706	0.0783	0.0000	1,547.7270	
Unmitigated	0.3782	1.8467	4.0601	0.0166	1.8955	8.7100e-003	1.9042	0.5074	8.0900e-003	0.5155	0.0000	1,545.7706	1,545.7706	0.0783	0.0000	1,547.7270	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Apartments Mid Rise	2,760.00	2,760.00	2760.00	5,031,739	5,031,739	5,031,739	5,031,739
Total	2,760.00	2,760.00	2,760.00	5,031,739	5,031,739	5,031,739	5,031,739

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	5.64	5.64	5.64	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.617626	0.036451	0.176904	0.096837	0.011340	0.005282	0.018425	0.026503	0.001944	0.001632	0.005548	0.000800	0.000709

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	251.4186	251.4186	0.0100	1.8800e-003	252.2296
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	251.4186	251.4186	0.0100	1.8800e-003	252.2296
NaturalGas Mitigated	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797
NaturalGas Unmitigated	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.56292e+006	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797
Total		0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797

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5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.56292e+006	0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797
Total		0.0138	0.1181	0.0503	7.5000e-004		9.5500e-003	9.5500e-003		9.5500e-003	9.5500e-003	0.0000	136.7669	136.7669	2.6200e-003	2.5100e-003	137.5797

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.3817e+006	251.4186	0.0100	1.8800e-003	252.2296
Total		251.4186	0.0100	1.8800e-003	252.2296

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.3817e+006	251.4186	0.0100	1.8800e-003	252.2296
Total		251.4186	0.0100	1.8800e-003	252.2296

6.0 Area Detail**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	tons/yr										MT/yr					
Mitigated	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840
Unmitigated	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840

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6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.2429					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0763	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840	
Total	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840	

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2429					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0763	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840
Total	1.6666	0.0295	2.5527	1.4000e-004		0.0142	0.0142		0.0142	0.0142	0.0000	4.1844	4.1844	3.9800e-003	0.0000	4.2840

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	76.9600	0.5888	0.0144	95.9619
Unmitigated	76.9600	0.5888	0.0144	95.9619

7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	17.9825 / 14.171	76.9600	0.5888	0.0144	95.9619
Total		76.9600	0.5888	0.0144	95.9619

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	17.9825 / 14.171	76.9600	0.5888	0.0144	95.9619
Total		76.9600	0.5888	0.0144	95.9619

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	32.2147	1.9038	0.0000	79.8105
Unmitigated	32.2147	1.9038	0.0000	79.8105

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	158.7	32.2147	1.9038	0.0000	79.8105
Total		32.2147	1.9038	0.0000	79.8105

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	158.7	32.2147	1.9038	0.0000	79.8105
Total		32.2147	1.9038	0.0000	79.8105

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
