

AIR QUALITY, ENERGY, AND GREENHOUSE GAS EMISSIONS IMPACT ANALYSIS

LAKESHORE DRIVE – 10 ACRES RESIDENTIAL PROJECT

CITY OF LAKE ELSINORE

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Project No. 22013

July 20, 2022

TABLE OF CONTENTS

1.0	Introduction	1
1.1	Purpose of Analysis and Study Objectives	1
1.2	Site Locations and Study Area.....	1
1.3	Proposed Project Description	1
1.4	Executive Summary.....	2
1.5	Project Design Features Incorporated into the Proposed Project.....	3
1.6	Mitigation Measures for the Proposed Project	4
2.0	Air Pollutants.....	7
2.1	Criteria Pollutants and Ozone Precursors.....	7
2.2	Other Pollutants of Concern	9
3.0	Greenhouse Gases	11
3.1	Greenhouse Gases	11
3.2	Global Warming Potential.....	13
3.3	Greenhouse Gas Emissions Inventory.....	14
4.0	Air Quality Management	15
4.1	Federal – United States Environmental Protection Agency.....	15
4.2	State – California Air Resources Board	18
4.3	Regional – Southern California	19
4.4	Local – City of Lake Elsinore	22
5.0	Energy Conservation Management	24
5.1	State	24
5.2	Local - City of Lake Elsinore.....	26
6.0	Global Climate Change Management.....	28
6.1	International	28
6.2	Federal – United States Environmental Protection Agency.....	28
6.3	State	29
6.4	Regional – Southern California	34
6.5	Local – City of Lake Elsinore	35
7.0	Atmospheric Setting	36
7.1	Regional – Western Riverside County.....	36
7.2	Local Climate – Lake Elsinore	36
6.3	Monitored Local Air Quality.....	37
6.2	Toxic Air Contaminant Levels.....	39
8.0	Modeling Parameters and Assumptions.....	41
8.1	CalEEMod Model Input Parameters	41
8.2	Energy Use Calculations	44

TABLE OF CONTENTS

9.0	Thresholds of Significance.....	48
9.1	Regional Air Quality	48
9.2	Local Air Quality	48
9.3	Toxic Air Contaminants	50
9.4	Odor Impacts.....	50
9.5	Energy Conservation	50
9.6	Greenhouse Gas Emissions	51
10.0	Impact Analysis	53
10.1	CEQA Thresholds of Significance	53
10.2	Air Quality Compliance	53
10.3	Cumulative Net Increase in Non-Attainment Pollution	55
10.4	Sensitive Receptors.....	60
10.5	Odor Emissions	62
10.6	Energy Consumption.....	63
10.7	Energy Plan Consistency	68
10.8	Generation of Greenhouse Gas Emissions.....	68
10.9	Greenhouse Gas Plan Consistency.....	69
11.0	References.....	72

APPENDIX

Appendix A – CalEEMod Model Daily Printouts

Appendix B – EMFAC2017 Model Printouts

Appendix C – CalEEMod Model Annual Printouts

LIST OF FIGURES

Figure 1 – Project Local Study Area	5
Figure 2 – Proposed Site Plan	6

LIST OF TABLES

Table A – Global Warming Potentials, Atmospheric Lifetimes and Abundances of GHGs	13
Table B – State and Federal Criteria Pollutant Standards.....	15
Table C – National Air Quality Standards Attainment Status – South Coast Air Basin	17
Table D – California Ambient Air Quality Standards Attainment Status – South Coast Air Basin	18
Table E – Monthly Climate Data	37
Table F – Local Area Air Quality Monitoring Summary.....	38
Table G – CalEEMod Land Use Parameters.....	41
Table H – Off-Road Equipment and Fuel Consumption from Construction of the Proposed Project	45
Table I – On-Road Vehicle Trips and Fuel Consumption from Construction of the Proposed Project.....	46
Table J – SCAQMD Regional Criteria Pollutant Emission Thresholds of Significance	48
Table K – Construction Equipment Modeled in CalEEMod and Acres Disturbed per Day.....	49
Table L – SCAQMD Local Air Quality Thresholds of Significance	50
Table M – Construction-Related Regional Criteria Pollutant Emissions	55
Table N – Construction-Related Local Criteria Pollutant Emissions	56
Table O – Operational Regional Criteria Pollutant Emissions	57
Table P – Operations-Related Local Criteria Pollutant Emissions.....	60
Table Q – Proposed Project Compliance with Applicable General Plan Energy Policies	68
Table R – Project Related Greenhouse Gas Annual Emissions	69
Table S – GHG Reduction Measures for New Residential Developments and Project Consistency.....	70

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
Air Basin	South Coast Air Basin
AQMP	Air Quality Management Plan
BACT	Best Available Control Technology
BSFC	Brake Specific Fuel Consumption
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFCs	chlorofluorocarbons
Cf ₄	tetrafluoromethane
C ₂ F ₆	hexafluoroethane
CH ₄	Methane
CO	Carbon monoxide
CO ₂	Carbon dioxide
CO ₂ e	Carbon dioxide equivalent
City	City of Lake Elsinore
DPM	Diesel particulate matter
EPA	Environmental Protection Agency
°F	Fahrenheit
FTIP	Federal Transportation Improvement Program
GHG	Greenhouse gas
GWP	Global warming potential
HAP	Hazardous Air Pollutants
HFCs	Hydrofluorocarbons
IPCC	International Panel on Climate Change
kWhr	kilowatt-hour
LCFS	Low Carbon Fuel Standard

LST	Localized Significant Thresholds
MATES	Multiple Air Toxics Exposure Study
MMTCO ₂ e	Million metric tons of carbon dioxide equivalent
MPO	Metropolitan Planning Organization
MWh	Megawatt-hour
NAAQS	National Ambient Air Quality Standards
NO _x	Nitrogen oxides
NO ₂	Nitrogen dioxide
OPR	Office of Planning and Research
Pfc	Perfluorocarbons
PM	Particle matter
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PPM	Parts per million
PPB	Parts per billion
PPT	Parts per trillion
RTIP	Regional Transportation Improvement Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SF ₆	Sulfur Hexafluoride
SIP	State Implementation Plan
SO _x	Sulfur oxides
TAC	Toxic air contaminants
UNFCCC	United Nations' Framework Convention on Climate Change
VOC	Volatile organic compounds

1.0 INTRODUCTION

1.1 Purpose of Analysis and Study Objectives

This Air Quality, Energy, and Greenhouse Gas (GHG) Emissions Impact Analysis has been completed to determine the air quality, energy, and GHG emissions impacts associated with the proposed Lakeshore Drive – 10 Acre Residential project (proposed project). The following is provided in this report:

- A description of the proposed project;
- A description of the atmospheric setting;
- A description of the criteria pollutants and GHGs;
- A description of the air quality regulatory framework;
- A description of the energy conservation regulatory framework;
- A description of the GHG emissions regulatory framework;
- A description of the air quality, energy, and GHG emissions thresholds including the California Environmental Quality Act (CEQA) significance thresholds;
- An analysis of the conformity of the proposed project with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP);
- An analysis of the short-term construction related and long-term operational air quality, energy, and GHG emissions impacts; and
- An analysis of the conformity of the proposed project with all applicable energy and GHG emissions reduction plans and policies.

1.2 Site Locations and Study Area

The project site is located at 16540 Lakeshore Drive in the City of Lake Elsinore (City), which is at the southwest side of the intersection of Lakeshore Drive and Gunnerson Street in the northwestern portion of the City. The approximately 10.29-acre project site is currently vacant and is bounded by Lakeshore Drive to the northeast, a mobile home park, preschool and retail commercial uses to the northwest, retail commercial and two-story single-family residences to the southeast, and two story townhome residences to the southwest. The project local study area is shown in Figure 1.

Sensitive Receptors in Project Vicinity

The nearest sensitive receptors to the project site are mobile homes and a preschool located as near as 10 feet northwest of the project site, single-family homes located as near as 14 feet southeast of the project site, and townhomes located as near as 35 feet southwest of the project site. The nearest school is Machado Elementary School, which is located as near as 680 feet southwest of the project site.

1.3 Proposed Project Description

The proposed project would consist of developing the project site with 140 two-story duplex condominium residences, parking, recreation areas, and the associated amenities and infrastructure. The proposed project would provide garage, driveway, and open guest parking. Each residence would have a two-car garage. The project would also provide 12 driveway spaces and 56 open guest spaces for

residences and visitors. In total the project would provide 348 spaces, which equates to 2.49 parking spaces per units. The project includes development of a 0.86-acre recreation area and a recreation center on the site. The 0.86-acre open space recreation area would include playground equipment, swing set, barbeques, overhead trellis, turf areas, seating, sidewalks. The recreation center would include restrooms, drinking fountains, pool and spa, shade structure, lounge chairs, table and chairs. The proposed site plan is shown in Figure 2.

1.4 Executive Summary

Standard Air Quality, Energy, and GHG Regulatory Conditions

The proposed project will be required to comply with the following regulatory conditions from the SCAQMD and State of California (State).

South Coast Air Quality Management District Rules

The following lists the SCAQMD rules that are applicable, but not limited to the proposed project.

- Rule 402 Nuisance – Controls the emissions of odors and other air contaminants;
- Rule 403 Fugitive Dust – Controls the emissions of fugitive dust;
- Rules 1108 and 1108.1 Cutback and Emulsified Asphalt – Controls the VOC content in asphalt;
- Rule 1113 Architectural Coatings – Controls the VOC content in paints and solvents; and
- Rule 1143 Paint Thinners – Controls the VOC content in paint thinners;

State of California Rules

The following lists the State of California Code of Regulations (CCR) air quality emission rules that are applicable, but not limited to the proposed project.

- CCR Title 13, Article 4.8, Chapter 9, Section 2449 – In use Off-Road Diesel Vehicles;
- CCR Title 13, Section 2025 – On-Road Diesel Truck Fleets;
- CCR Title 24 Part 6 – California Building Energy Standards; and
- CCR Title 24 Part 11 – California Green Building Standards.

Summary of Analysis Results

The following is a summary of the proposed project's impacts with regard to the State CEQA Guidelines air quality, energy, and GHG emissions checklist questions.

Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact.

Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

Less than significant impact.

Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact.

Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact.

Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation;

Less than significant impact.

Conflict with or obstruct a state or local plan for renewable energy;

Less than significant impact.

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

Less than significant impact.

Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

Less than significant impact.

1.5 Project Design Features Incorporated into the Proposed Project

This analysis was based on implementation of the following project design features that are either already depicted on the proposed project site plan and architectural plans or are required from State Regulations.

Project Design Feature 1

The project applicant shall implement Measure T-1.2 from the Climate Action Plan, which requires the installation of sidewalks along all new streets as well as internal sidewalks to connect to neighborhood activity centers, major destinations, and transit facilities.

Project Design Feature 2

The project applicant shall implement Measure T-1.4 from the Climate Action Plan, which requires the installation of a bike lane along the project site boundary with Lakeshore Drive to connect to the Class II bikeway currently located on Lakeshore Drive.

Project Design Feature 3

The project applicant shall prepare a Landscape Plan that meets the requirements of Measures E-1.1 and E-4.1 from the Climate Action Plan, which requires that all new developments plant a minimum one 15 gallon nondeciduous umbrella form tree per 30 linear feet of boundary length and that the Landscape Plan is designed to be consistent with the requirements detailed in Assembly Bill 1881.

Project Design Feature 4

The project applicant shall require that the building contractor recycles a minimum of 65 percent of the nonhazardous construction debris generated from construction of the proposed project. This shall be achieved by the preparation of a waste management plan for the project and a copy of the completed waste management report will be submitted to the City at the completion of construction.

1.6 Mitigation Measures for the Proposed Project

This analysis found that implementation of the State and SCAQMD air quality, energy, and GHG emissions reductions regulations plus Project Design Features 1, 2, 3, and 4 were adequate to limit criteria pollutants, toxic air contaminants, odors, energy, and GHG emissions from the proposed project to less than significant levels. No mitigation measures are required for the proposed project with respect to air quality, energy, and GHG emissions.

Figure 1
Project Local Study Area



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Figure 2
Proposed Site Plan



2.0 AIR POLLUTANTS

Air pollutants are generally classified as either criteria pollutants or non-criteria pollutants. Federal ambient air quality standards have been established for criteria pollutants, whereas no ambient standards have been established for non-criteria pollutants. For some criteria pollutants, separate standards have been set for different periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (such as protection of crops, protection of materials, or avoidance of nuisance conditions). A summary of federal and state ambient air quality standards is provided in the Regulatory Framework section.

2.1 Criteria Pollutants and Ozone Precursors

The criteria pollutants consist of: ozone, nitrogen oxides (NOx), CO, sulfur oxides (SOx), lead, and particulate matter (PM). The ozone precursors consist of NOx and VOC. These pollutants can harm your health and the environment, and cause property damage. The Environmental Protection Agency (EPA) calls these pollutants “criteria” air pollutants because it regulates them by developing human health-based and/or environmentally-based criteria for setting permissible levels. The following provides descriptions of each of the criteria pollutants and ozone precursors.

Nitrogen Oxides

NOx is the generic term for a group of highly reactive gases which contain nitrogen and oxygen. While most NOx are colorless and odorless, concentrations of nitrogen dioxide (NO₂) can often be seen as a reddish-brown layer over many urban areas. NOx form when fuel is burned at high temperatures, as in a combustion process. The primary manmade sources of NOx are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuel. NOx reacts with other pollutants to form, ground-level ozone, nitrate particles, acid aerosols, as well as NO₂, which cause respiratory problems. NOx and the pollutants formed from NOx can be transported over long distances, following the patterns of prevailing winds. Therefore, controlling NOx is often most effective if done from a regional perspective, rather than focusing on the nearest sources.

Ozone

Ozone is not usually emitted directly into the air, instead it is created by a chemical reaction between NOx and VOCs in the presence of sunlight. Motor vehicle exhaust, industrial emissions, gasoline vapors, chemical solvents as well as natural sources emit NOx and VOC that help form ozone. Ground-level ozone is the primary constituent of smog. Sunlight and hot weather cause ground-level ozone to form with the greatest concentrations usually occurring downwind from urban areas. Ozone is subsequently considered a regional pollutant. Ground-level ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and can cause substantial damage to vegetation and other materials. Because NOx and VOC are ozone precursors, the health effects associated with ozone are also indirect health effects associated with significant levels of NOx and VOC emissions.

Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, which contributes approximately 56 percent of all CO emissions nationwide. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. Other sources of CO emissions include industrial processes (such as metals processing and chemical manufacturing), residential wood burning, and natural sources such as forest fires. Woodstoves,

gas stoves, cigarette smoke, and unvented gas and kerosene space heaters are indoor sources of CO. The highest levels of CO in the outside air typically occur during the colder months of the year when inversion conditions are more frequent. The air pollution becomes trapped near the ground beneath a layer of warm air. CO is described as having only a local influence because it dissipates quickly. Since CO concentrations are strongly associated with motor vehicle emissions, high CO concentrations generally occur in the immediate vicinity of roadways with high traffic volumes and traffic congestion, active parking lots, and in automobile tunnels. Areas adjacent to heavily traveled and congested intersections are particularly susceptible to high CO concentrations.

CO is a public health concern because it combines readily with hemoglobin and thus reduces the amount of oxygen transported in the bloodstream. The health threat from lower levels of CO is most serious for those who suffer from heart disease such as angina, clogged arteries, or congestive heart failure. For a person with heart disease, a single exposure to CO at low levels may cause chest pain and reduce that person's ability to exercise; repeated exposures may contribute to other cardiovascular effects. High levels of CO can affect even healthy people. People who breathe high levels of CO can develop vision problems, reduced ability to work or learn, reduced manual dexterity, and difficulty performing complex tasks. At extremely high levels, CO is poisonous and can cause death.

Sulfur Oxides

SO_x gases are formed when fuel containing sulfur, such as coal and oil is burned, as well as from the refining of gasoline. SO_x dissolves easily in water vapor to form acid and interacts with other gases and particles in the air to form sulfates and other products that can be harmful to people and the environment.

Lead

Lead is a metal found naturally in the environment as well as manufactured products. The major sources of lead emissions have historically been motor vehicles and industrial sources. Due to the phase out of leaded gasoline, metal processing is now the primary source of lead emissions to the air. High levels of lead in the air are typically only found near lead smelters, waste incinerators, utilities, and lead-acid battery manufacturers. Exposure of fetuses, infants and children to low levels of lead can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased lead levels are associated with increased blood pressure.

Particulate Matter

PM is the term for a mixture of solid particles and liquid droplets found in the air. PM is made up of a number of components including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. Particles that are less than 10 micrometers in diameter (PM10) that are also known as *Respirable Particulate Matter* are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. Particles that are less than 2.5 micrometers in diameter (PM2.5) that are also known as *Fine Particulate Matter* have been designated as a subset of PM10 due to their increased negative health impacts and its ability to remain suspended in the air longer and travel further.

Volatile Organic Compounds

Hydrocarbons are organic gases that are formed from hydrogen and carbon and sometimes other elements. Hydrocarbons that contribute to formation of ozone are referred to and regulated as VOCs (also

referred to as reactive organic gases). Combustion engine exhaust, oil refineries, and fossil-fueled power plants are the sources of hydrocarbons. Other sources of hydrocarbons include evaporation from petroleum fuels, solvents, dry cleaning solutions, and paint.

VOC is not classified as a criteria pollutant, since VOCs by themselves are not a known source of adverse health effects. The primary health effects of VOCs result from the formation of ozone and its related health effects. High levels of VOCs in the atmosphere can interfere with oxygen intake by reducing the amount of available oxygen through displacement. Carcinogenic forms of hydrocarbons, such as benzene, are considered TACs. There are no separate health standards for VOCs as a group.

2.2 Other Pollutants of Concern

Toxic Air Contaminants

In addition to the above-listed criteria pollutants, TACs are another group of pollutants of concern. TACs is a term that is defined under the California Clean Air Act and consists of the same substances that are defined as Hazardous Air Pollutants (HAPs) in the Federal Clean Air Act. There are over 700 hundred different types of TACs with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Cars and trucks release at least 40 different toxic air contaminants. The most important of these TACs, in terms of health risk, are diesel particulates, benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Public exposure to TACs can result from emissions from normal operations as well as from accidental releases. Health effects of TACs include cancer, birth defects, neurological damage, and death.

TACs are less pervasive in the urban atmosphere than criteria air pollutants, however they are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse human health effects. There are hundreds of different types of TACs with varying degrees of toxicity. Sources of TACs include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust.

According to *The California Almanac of Emissions and Air Quality 2013 Edition*, the majority of the estimated health risk from TACs can be attributed to relatively few compounds, the most important of which is DPM. DPM is a subset of PM2.5 because the size of diesel particles are typically 2.5 microns and smaller. The identification of DPM as a TAC in 1998 led the California Air Resources Board (CARB) to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-fueled Engines and Vehicles in September 2000. The plan's goals are a 75-percent reduction in DPM by 2010 and an 85-percent reduction by 2020 from the 2000 baseline. Diesel engines emit a complex mixture of air pollutants, composed of gaseous and solid material. The visible emissions in diesel exhaust are known as particulate matter or PM, which includes carbon particles or "soot." Diesel exhaust also contains a variety of harmful gases and over 40 other cancer-causing substances. California's identification of DPM as a toxic air contaminant was based on its potential to cause cancer, premature deaths, and other health problems. Exposure to DPM is a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. Overall, diesel engine emissions are responsible for the majority of California's potential airborne cancer risk from combustion sources.

Asbestos

Asbestos is listed as a TAC by CARB and as a HAP by the EPA. Asbestos occurs naturally in mineral formations and crushing or breaking these rocks, through construction or other means, can release

asbestiform fibers into the air. Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining. The risk of disease is dependent upon the intensity and duration of exposure. When inhaled, asbestos fibers may remain in the lungs and with time may be linked to such diseases as asbestosis, lung cancer, and mesothelioma. The nearest likely locations of naturally occurring asbestos, as identified in the *General Location Guide for Ultramafic Rocks in California*, prepared by the California Division of Mines and Geology, is located in Santa Barbara County. The nearest historic asbestos mine to the project site, as identified in the *Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California*, prepared by U.S. Geological Survey, is located at Asbestos Mountain, which is approximately 52 miles east of the project site in the San Jacinto Mountains. Due to the distance to the nearest natural occurrences of asbestos, the project site is not likely to contain asbestos.

3.0 GREENHOUSE GASES

3.1 Greenhouse Gases

Constituent gases of the Earth's atmosphere, called atmospheric GHGs, play a critical role in the Earth's radiation amount by trapping infrared radiation from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Emissions of CO₂ and N₂O are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. The following provides a description of each of the greenhouse gases and their global warming potential.

Water Vapor

Water vapor is the most abundant, important, and variable GHG in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. The feedback loop in which water is involved is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to "hold" more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop." The extent to which this positive feedback loop will continue is unknown as there is also dynamics that put the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

Carbon Dioxide

The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. However, humankind has altered the natural carbon cycle by burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid 1700s, each of these activities has increased in scale and distribution. CO₂ was the first GHG demonstrated to be increasing in atmospheric concentration with the first conclusive measurements being made in the last half of the 20th century. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC) indicates that concentrations were 379 ppm in 2005, an increase of more than 30 percent. Left unchecked, the IPCC projects that concentration of carbon dioxide in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources. This

could result in an average global temperature rise of at least two degrees Celsius or 3.6 degrees Fahrenheit.

Methane

CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Its lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and CFCs). CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide

Concentrations of N₂O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. N₂O is also commonly used as an aerosol spray propellant (i.e., in whipped cream bottles, in potato chip bags to keep chips fresh, and in rocket engines and race cars).

Chlorofluorocarbons

CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source, but were first synthesized in 1928. They were used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

Hydrofluorocarbons

Hydrofluorocarbons (HFCs) are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade for applications such as automobile air conditioners and refrigerants.

Perfluorocarbons

Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆).

Concentrations of CF₄ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

Sulfur Hexafluoride

Sulfur Hexafluoride (SF₆) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Aerosols

Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light. Cloud formation can also be affected by aerosols. Sulfate aerosols are emitted when fuel containing sulfur is burned. Black carbon (or soot) is emitted during biomass burning due to the incomplete combustion of fossil fuels. Particulate matter regulation has been lowering aerosol concentrations in the United States; however, global concentrations are likely increasing.

3.2 Global Warming Potential

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the cumulative radiative forcing effects of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to the reference gas, CO₂. The GHGs listed by the IPCC and the CEQA Guidelines are discussed in this section in order of abundance in the atmosphere. Water vapor, the most abundant GHG, is not included in this list because its natural concentrations and fluctuations far outweigh its anthropogenic (human-made) sources. To simplify reporting and analysis, GHGs are commonly defined in terms of their GWP. The IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO₂ equivalent (CO₂e). As such, the GWP of CO₂ is equal to 1. The GWP values used in this analysis are based on the 2007 IPCC Fourth Assessment Report, which are used in CARB's 2014 Scoping Plan Update and the CalEEMod Model Version 2020.4.0 and are detailed in Table A. The IPCC has updated the Global Warming Potentials of some gases in their Fifth Assessment Report, however the new values have not yet been incorporated into the CalEEMod model that has been utilized in this analysis.

Table A – Global Warming Potentials, Atmospheric Lifetimes and Abundances of GHGs

Gas	Atmospheric Lifetime (years) ¹	Global Warming Potential (100 Year Horizon) ²	Atmospheric Abundance
Carbon Dioxide (CO ₂)	50-200	1	379 ppm
Methane (CH ₄)	9-15	25	1,774 ppb
Nitrous Oxide (N ₂ O)	114	298	319 ppb
HFC-23	270	14,800	18 ppt
HFC-134a	14	1,430	35 ppt
HFC-152a	1.4	124	3.9 ppt
PFC: Tetrafluoromethane (CF ₄)	50,000	7,390	74 ppt
PFC: Hexafluoroethane (C ₂ F ₆)	10,000	12,200	2.9 ppt
Sulfur Hexafluoride (SF ₆)	3,200	22,800	5.6 ppt

Notes:

¹Defined as the half-life of the gas.

²Compared to the same quantity of CO₂ emissions and is based on the Intergovernmental Panel On Climate Change (IPCC) 2007 standard, which is utilized in CalEEMod (Version 2020.4.0), that is used in this report (CalEEMod user guide: Appendix A).

Definitions: ppm = parts per million; ppb = parts per billion; ppt = parts per trillion

Source: IPCC 2007, EPA 2015

3.3 Greenhouse Gas Emissions Inventory

According to the Carbon Dioxide Information Analysis Center¹, 9,855 million metric tons (MMT) of CO₂e emissions were created globally in the year 2014. According to the Environmental Protection Agency (EPA), the breakdown of global GHG emissions by sector consists of: 25 percent from electricity and heat production; 21 percent from industry; 24 percent from agriculture, forestry and other land use activities; 14 percent from transportation; 6 percent from building energy use; and 10 percent from all other sources of energy use².

According to *Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990-2019*, prepared by EPA, in 2019 total U.S. GHG emissions were 6,558 million metric tons (MMT) of CO₂e emissions. Total U.S. emissions have increased by 4 percent between 1990 and 2016 and GHG emissions decreased by 13 percent between 2005 and 2019. The recent decrease in GHG emissions was a result of multiple factors, including population, economic growth, energy markets, and technological changes that include energy efficiency and energy fuel choices. Between 2018 and 2019, GHG emissions decreased by almost 2 percent due to multiple factors, including a one percent decrease in total energy use.

According to *California Greenhouse Gas Emissions for 2000 to 2019 Trends of Emissions and Other Indicators*, prepared by CARB, July 28, 2021, the State of California created 418.2 million metric tons of carbon dioxide equivalent (MMTCO₂e) in 2019. The 2019 emissions were 7.2 MMTCO₂e lower than 2018 levels and almost 13 MMTCO₂e below the State adopted year 2020 GHG limit of 431 MMTCO₂e. The breakdown of California GHG emissions by sector consists of: 39.7 percent from transportation; 21.1 percent from industrial; 14.1 percent from electricity generation; 7.6 percent from agriculture; 10.5 percent from residential and commercial buildings; 4.9 percent from high global warming potential sources, and 2.1 percent from waste.

1 Obtained from: https://cdiac.ess-dive.lbl.gov/trends/emis/tre_glob_2014.html

2 Obtained from: <https://www.epa.gov/ghgemissions/global-greenhouse-gas-emissions-data>

4.0 AIR QUALITY MANAGEMENT

The air quality at the project site is addressed through the efforts of various international, federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality are discussed below.

4.1 Federal – United States Environmental Protection Agency

The Clean Air Act, first passed in 1963 with major amendments in 1970, 1977 and 1990, is the overarching legislation covering regulation of air pollution in the United States. The Clean Air Act has established the mandate for requiring regulation of both mobile and stationary sources of air pollution at the state and federal level. The EPA was created in 1970 in order to consolidate research, monitoring, standard-setting and enforcement authority into a single agency.

The EPA is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. NAAQS pollutants were identified using medical evidence and are shown below in Table B.

Table B – State and Federal Criteria Pollutant Standards

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standards	Federal Primary Standards	
Ozone (O ₃)	0.09 ppm / 1-hour	0.070 ppm, / 8-hour	a) Pulmonary function decrements and localized lung injury in humans and animals; (b) asthma exacerbation; (c) chronic obstructive pulmonary disease (COPD) exacerbation; (d) respiratory infection; (e) increased school absences, and hospital admissions and emergency department (ED) visits for combined respiratory diseases; (e) increased mortality; (f) possible metabolic effects.
	0.07 ppm / 8-hour		Vegetation damage; property damage
Carbon Monoxide (CO)	20.0 ppm / 1-hour 9.0 ppm / 8-hour	35.0 ppm / 1-hour 9.0 ppm / 8-hour	Visibility reduction (a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) possible impairment of central nervous system functions; (d) possible increased risk to fetuses; (f) possible increased risk of pulmonary disease; (g) possible emergency department visits for respiratory diseases overall and visits for asthma.
Nitrogen Dioxide (NO ₂)	0.18 ppm / 1-hour 0.030 ppm / annual	100 ppb / 1-hour 0.053 ppm / annual	Short-term (a) asthma exacerbations (“asthma attacks”) Long-term (a) asthma development; (b) higher risk of all-cause, cardiovascular, and respiratory mortality. Both short and long term NO ₂ exposure is also associated with chronic obstructive pulmonary disease (COPD) risk. Potential impacts on cardiovascular health, mortality and cancer, aggravate chronic respiratory disease. Contribution to atmospheric discoloration

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standards	Federal Primary Standards	
Sulfur Dioxide (SO ₂)	0.25 ppm / 1-hour 0.04 ppm / 24-hour	75 ppb / 1-hour	Respiratory symptoms (bronchoconstriction, possible wheezing or shortness of breath) during exercise or physical activity in persons with asthma. Possible allergic sensitization, airway inflammation, asthma development.
Respirable Particulate Matter (PM ₁₀)	50 µg/m ³ / 24-hour 20 µg/m ³ / annual	150 µg/m ³ / 24-hour	Short -term (a) increase in mortality rates; (b) increase in respiratory infections; (c) increase in number and severity of asthma attacks; (d) COPD exacerbation; (e) increase in combined respiratory-diseases and number of hospital admissions; (f) increased mortality due to cardiovascular or respiratory diseases; (g) increase in hospital admissions for acute respiratory conditions; (h) increase in school absences; (i) increase in lost work days; (j) decrease in respiratory function in children; (k) increase medication use in children and adults with asthma.
Suspended Particulate Matter (PM _{2.5})	12 µg/m ³ / annual	35 µg/m ³ / 24-hour 12 µg/m ³ / annual	Long-term (a) reduced lung function growth in children; (b) changes in lung development; (c) development of asthma in children; (d) increased risk of cardiovascular diseases; (e) increased total mortality from lung cancer; (f) increased risk of premature death. Possible link to metabolic, nervous system, and reproductive and developmental effects for short-term and long-term exposure to PM _{2.5} .
Sulfates	25 µg/m ³ / 24-hour	No Federal Standards	(a) Decrease in lung function; (b) aggravation of asthmatic symptoms; (c) vegetation damage; (d) Degradation of visibility; (e) property damage
Lead	1.5 µg/m ³ / 30-day	0.15 µg/m ³ / 3-month rolling	(a) Learning disabilities; (b) impairment of blood formation and nerve function; (c) cardiovascular effects, including coronary heart disease and hypertension Possible male reproductive system effects
Hydrogen Sulfide	0.03 ppm / 1-hour	No Federal Standards	Exposure to lower ambient concentrations above the standard may result in objectionable odor and may be accompanied by symptoms such as headaches, nausea, dizziness, nasal irritation, cough, and shortness of breath

Source: Draft 2022 AQMP, SCAQMD, 2022.

As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the national standards. The SIP must integrate federal, state, and local components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP. The CARB defines attainment as the category given to an area with no violations in the past three years. As indicated below in Table C, the Air Basin has been designated by EPA for the national standards as a non-attainment area for ozone and PM_{2.5} and partial non-attainment for lead. Currently, the Air Basin is in attainment with the national ambient air quality standards for CO, PM₁₀, SO₂, and NO₂.

Table C – National Air Quality Standards Attainment Status – South Coast Air Basin

Criteria Pollutant	Averaging Time	Designation ^a	Attainment Date ^b
Ozone	1979 1-Hour (0.12 ppm)	Nonattainment (Extreme)	2/6/2023 (revised deadline)
	2015 8-Hour (0.07 ppm) ^d	Nonattainment (Extreme)	8/3/2038
	2008 8-Hour (0.075 ppm) ^d	Nonattainment (Extreme)	7/20/2032
	1997 8-Hour (0.08 ppm) ^d	Nonattainment (Extreme)	6/15/2024
PM2.5 ^e	2006 24-Hour (35 $\mu\text{g}/\text{m}^3$)	Nonattainment (Serious)	12/31/2019
	2012 Annual (12 $\mu\text{g}/\text{m}^3$)	Nonattainment (Serious)	12/31/2021
	1997 Annual (15 $\mu\text{g}/\text{m}^3$)	Attainment (final determination pending)	4/5/2015 (attained 2013)
PM10 ^f	1987 24-Hour (150 $\mu\text{g}/\text{m}^3$)	Attainment (Maintenance)	7/26/2013 (attained)
Lead ^g	2008 3-Months Rolling (0.15 $\mu\text{g}/\text{m}^3$)	Nonattainment (Partial) (Attainment determination requested)	12/31/2015
CO	1971 1-Hour (35 ppm)	Attainment (Maintenance)	6/11/2007
	1971 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007
NO ₂ ^h	2010 1-Hour (100 ppb)	Unclassifiable/Attainment	N/A (attained)
	1971 Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)
SO ₂ ⁱ	2010 1-Hour (75 ppb)	Unclassifiable/Attainment	1/9/2018
	1971 24-Hour (0.14 ppm)	Unclassifiable/Attainment	3/19/1979

Source: SCAQMD, May 2022

Notes:

- a) U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable.
- b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.
- c) The 1979 1-hour ozone NAAQS (0.12 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard and therefore has some continuing obligations with respect to the revoked standard; original attainment date was 11/15/2010; the revised attainment date is 2/6/2023.
- d) The 2008 8-hour ozone NAAQS (0.075 ppm) was revised to 0.070 ppm, effective 12/28/2015 with classifications and implementation goals to be finalized by 10/1/2017; the 1997 8-hour ozone NAAQS (0.08 ppm) was revoked in the 2008 ozone implementation rule, effective 4/6/2015; there are continuing obligations under the revoked 1997 and revised 2008 ozone NAAQS until they are attained.
- e) The attainment deadline for the 2006 24-Hour PM2.5 NAAQS was 12/31/15 for the former “moderate” classification; the EPA approved reclassification to “serious”, effective 2/12/16 with an attainment deadline of 12/31/2019; the 2012 (proposal year) annual PM2.5 NAAQS was revised on 1/15/2013, effective 3/18/2013, from 15 to 12 $\mu\text{g}/\text{m}^3$; new annual designations were final 1/15/2015, effective 4/15/2015; on 7/25/2016 the EPA finalized a determination that the Basin attained the 1997 annual (15.0 $\mu\text{g}/\text{m}^3$) and 24-hour PM2.5 (65 $\mu\text{g}/\text{m}^3$) NAAQS, effective 8/24/2016.
- f) The annual PM10 standard was revoked, effective 12/18/2006; the 24-hour PM10 NAAQS deadline was 12/31/2006; the Basin’s Attainment Re-designation Request and PM10 Maintenance Plan was approved by the EPA on 6/26/2013, effective 7/26/2013.
- g) Partial Nonattainment designation – Los Angeles County portion of the Basin only for near-source monitors; expect to remain in attainment based on current monitoring data; attainment re-designation request pending.
- h) New 1-hour NO₂ NAAQS became effective 8/2/2010, with attainment designations 1/20/2012; annual NO₂ NAAQS retained.
- i) The 1971 annual and 24-hour SO₂ NAAQS were revoked, effective 8/23/2010.

Despite substantial improvements in air quality over the past few decades, some air monitoring stations in the Air Basin still exceed the NAAQS and frequently record the highest ozone levels in the United States. In 2020, monitoring stations in the Air Basin exceeded the most current federal standards on a total of 181 days (49 percent of the year), including: 8-hour ozone (157 days over the 2015 ozone NAAQS), 24-hour PM2.5 (39 days), PM10 (3 days), and NO₂ (1 day). Nine of the top 10 stations in the nation most frequently exceeding the 2015 8-hour ozone NAAQS in 2020 were located within the Air Basin, including stations in San Bernardino, Riverside, and Los Angeles Counties (SCAQMD, 2022).

PM2.5 levels in the Air Basin have improved significantly in recent years. Since 2015, none of the monitoring stations in the Air Basin have recorded violations of the former 1997 annual PM2.5 NAAQS (15.0 $\mu\text{g}/\text{m}^3$). On July 25, 2016 the U.S. EPA finalized a determination that the Air Basin attained the 1997 annual (15.0 $\mu\text{g}/\text{m}^3$) and 24-hour PM2.5 (65 $\mu\text{g}/\text{m}^3$) NAAQS, effective August 24, 2016. However, the Air Basin does not meet the 2012 annual PM2.5 NAAQS (12.0 $\mu\text{g}/\text{m}^3$), with six monitoring stations having design values above the standard for the 2018-2020 period (SCAQMD, 2022).

4.2 State – California Air Resources Board

The CARB, which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, the CARB conducts research, sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. The CAAQS for criteria pollutants in the Air Basin are shown in Table D. In addition, the CARB establishes emission standards for motor vehicles sold in California, consumer products (e.g. hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

Table D – California Ambient Air Quality Standards Attainment Status – South Coast Air Basin

Criteria Pollutant	Averaging Time	Level^a	Designation^b
Ozone	1-Hour	0.09 ppm	Nonattainment
	8-Hour	0.070 ppm	Nonattainment
PM2.5	Annual	12 $\mu\text{g}/\text{m}^3$	Nonattainment
PM10	24-Hour	50 $\mu\text{g}/\text{m}^3$	Nonattainment
	Annual	20 $\mu\text{g}/\text{m}^3$	Nonattainment
Lead	30-Day Average	1.5 $\mu\text{g}/\text{m}^3$	Attainment
CO	1-Hour	20 ppm	Attainment
	8-Hour	9.0 ppm	Attainment
	1-Hour	0.18 ppm	Attainment
NO ₂			Nonattainment ^c (CA 60 Near-road portion of San Bernardino, Riverside and Los Angeles Counties)
	Annual	0.030	Attainment (remainder of Basin)
SO ₂	1-Hour	0.25 ppm	Attainment
	24-Hour	0.04 ppm	Attainment
Sulfates	24-Hour	25 $\mu\text{g}/\text{m}^3$	Attainment
Hydrogen Sulfide	1-Hour	0.03 ppm	Unclassified

Source: SCAQMD, May 2022

Notes:

a) CA State standards, or CAAQS, for ozone, SO₂, NO₂, PM10 and PM2.5 are values not to be exceeded; lead, sulfates and H₂S standards are values not to be equaled or exceeded; CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

b) CA State designations shown were updated by CARB in 2019, based on the 2016-2018 3-year period; stated designations are based on a 3-year data period after consideration of outliers and exceptional events.

c) While this region is currently in Nonattainment, the CARB approved a redesignation to attainment to attainment based on 2018-2020 data on February 24, 2022.

As shown in Table D, the Air Basin has been designated by the CARB as a non-attainment area for ozone, PM10 and PM2.5 and partial nonattainment for NO₂. Currently, the Air Basin is in attainment with the ambient air quality standards for lead, CO, SO₂ and sulfates, and is unclassified for Hydrogen Sulfide.

The following lists the State of California Code of Regulations (CCR) air quality emission rules that are applicable, but not limited to all warehouse projects in the State.

Assembly Bill 2588

The Air Toxics “Hot Spots” Information and Assessment Act (Assembly Bill [AB] 2588, 1987, Connelly) was enacted in 1987 as a means to establish a formal air toxics emission inventory risk quantification program. AB 2588, as amended, establishes a process that requires stationary sources to report the type and quantities of certain substances their facilities routinely release in California. The data is ranked by high, intermediate, and low categories, which are determined by: the potency, toxicity, quantity, volume, and proximity of the facility to nearby receptors.

CARB Regulation for In-Use Off-Road Diesel Vehicles

On July 26, 2007, the CARB adopted California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 to reduce DPM and NOx emissions from in-use off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation limits idling to no more than five consecutive minutes, requires reporting and labeling, and requires disclosure of the regulation upon vehicle sale. Performance requirements of the rule are based on a fleet’s average NOx emissions, which can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust retrofits. The regulation was amended in 2010 to delay the original timeline of the performance requirement making the first compliance deadline January 1, 2014 for large fleets (over 5,000 horsepower), 2017 for medium fleets (2,501-5,000 horsepower), and 2019 for small fleets (2,500 horsepower or less). Currently, no commercial operation in California may add any equipment to their fleet that has a Tier 0 or Tier 1 engine. By January 1, 2018 medium and large fleets will be restricted from adding Tier 2 engines to their fleets and by January 2023, no commercial operation will be allowed to add Tier 2 engines to their fleets. It should be noted that commercial fleets may continue to use their existing Tier 0 and 1 equipment, if they can demonstrate that the average emissions from their entire fleet emissions meet the NOx emissions targets.

CARB Resolution 08-43 for On-Road Diesel Truck Fleets

On December 12, 2008 the CARB adopted Resolution 08-43, which limits NOx, PM10 and PM2.5 emissions from on-road diesel truck fleets that operate in California. On October 12, 2009 Executive Order R-09-010 was adopted that codified Resolution 08-43 into Section 2025, title 13 of the California Code of Regulations. This regulation requires that by the year 2023 all commercial diesel trucks that operate in California shall meet model year 2010 (Tier 4 Final) or latter emission standards. In the interim period, this regulation provides annual interim targets for fleet owners to meet. By January 1, 2014, 50 percent of a truck fleet is required to have installed Best Available Control Technology (BACT) for NOx emissions and 100 percent of a truck fleet installed BACT for PM10 emissions. This regulation also provides a few exemptions including a onetime per year 3-day pass for trucks registered outside of California. All on-road diesel trucks utilized during construction of the proposed project will be required to comply with Resolution 08-43.

4.3 Regional – Southern California

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. To that end, as a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies.

South Coast Air Quality Management District

SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. The *Draft 2022 Air Quality Management Plan*, was prepared May 2022, is currently in the public comment period, and has not yet been adopted. As such the current applicable AQMP is the *Final 2016 Air Quality Management Plan* (2016 AQMP) that was adopted by the SCAQMD Board on March 3, 2016 and was adopted by CARB on March 23, 2017 for inclusion into the SIP. The 2016 AQMP was prepared in order to meet the following standards:

- 8-hour Ozone (75 ppb) by 2032
- Annual PM2.5 (12 $\mu\text{g}/\text{m}^3$) by 2021-2025
- 8-hour Ozone (80 ppb) by 2024 (updated from the 2007 and 2012 AQMPs)
- 1-hour Ozone (120 ppb) by 2023 (updated from the 2012 AQMP)
- 24-hour PM2.5 (35 $\mu\text{g}/\text{m}^3$) by 2019 (updated from the 2012 AQMP)

In addition to meeting the above standards, the 2016 AQMP also includes revisions to the attainment demonstrations for the 1997 8-hour ozone NAAQS and the 1979 1-hour ozone NAAQS. The prior 2012 AQMP was prepared in order to demonstrate attainment with the 24-hour PM2.5 standard by 2014 through adoption of all feasible measures. The prior 2007 AQMP demonstrated attainment with the 1997 8-hour ozone (80 ppb) standard by 2023, through implementation of future improvements in control techniques and technologies. These “black box” emissions reductions represent 65 percent of the remaining NOx emission reductions by 2023 in order to show attainment with the 1997 8-hour ozone NAAQS. Given the magnitude of these needed emissions reductions, additional NOx control measures have been provided in the 2012 AQMP even though the primary purpose was to show compliance with 24-hour PM2.5 emissions standards.

The 2016 AQMP provides a new approach that focuses on available, proven and cost effective alternatives to traditional strategies, while seeking to achieve multiple goals in partnership with other entities to promote reductions in GHG emissions and TAC emissions as well as efficiencies in energy use, transportation, and goods movement. The 2016 AQMP recognizes the critical importance of working with other agencies to develop funding and other incentives that encourage the accelerated transition of vehicles, buildings and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy.

Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the Air Basin. Instead, this is controlled through local jurisdictions in accordance to the CEQA. In order to assist local jurisdictions with air quality compliance issues the *CEQA Air Quality Handbook* (SCAQMD CEQA Handbook), prepared by SCAQMD, 1993, with the most current updates found at <http://www.aqmd.gov/ceqa/hdbk.html>, was developed in accordance with the projections and programs detailed in the AQMPs. The purpose of the SCAQMD CEQA Handbook is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties in evaluating a proposed project’s potential air quality impacts. Specifically, the SCAQMD CEQA Handbook explains the procedures that SCAQMD recommends be followed for the environmental review process required by CEQA. The

SCAQMD CEQA Handbook provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the Air Basin, and adverse impacts will be minimized.

The following lists the SCAQMD rules that are applicable but not limited to residential development projects in the Air Basin.

Rule 402 - Nuisance

Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which causes injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Compliance with Rule 402 will reduce local air quality and odor impacts to nearby sensitive receptors.

Rule 403- Fugitive Dust

Rule 403 governs emissions of fugitive dust during construction activities and requires that no person shall cause or allow the emissions of fugitive dust such that dust remains visible in the atmosphere beyond the property line or the dust emission exceeds 20 percent opacity, if the dust is from the operation of a motorized vehicle. Compliance with this rule is achieved through application of standard Best Available Control Measures, which include but are not limited to the measures below. Compliance with these rules would reduce local air quality impacts to nearby sensitive receptors.

- Utilize either a pad of washed gravel 50 feet long, 100 feet of paved surface, a wheel shaker, or a wheel washing device to remove material from vehicle tires and undercarriages before leaving project site.
- Do not allow any track out of material to extend more than 25 feet onto a public roadway and remove all track out at the end of each workday.
- Water all exposed areas on active sites at least three times per day and pre-water all areas prior to clearing and soil moving activities.
- Apply nontoxic chemical stabilizers according to manufacturer specifications to all construction areas that will remain inactive for 10 days or longer.
- Pre-water all material to be exported prior to loading, and either cover all loads or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.
- Replant all disturbed area as soon as practical.
- Suspend all grading activities when wind speeds (including wind gusts) exceed 25 miles per hour.
- Restrict traffic speeds on all unpaved roads to 15 miles per hour or less.

Rules 1108 and 1108.1 – Cutback and Emulsified Asphalt

Rules 1108 and 1108.1 govern the sale, use, and manufacturing of asphalt and limits the VOC content in asphalt. This rule regulates the VOC contents of asphalt used during construction as well as any on-going

maintenance during operations. Therefore, all asphalt used during construction and operation of the proposed project must comply with SCAQMD Rules 1108 and 1108.1.

Rule 1113 – Architectural Coatings

Rule 1113 governs the sale, use, and manufacturing of architectural coatings and limits the VOC content in sealers, coatings, paints and solvents. This rule regulates the VOC contents of paints available during construction. Therefore, all paints and solvents used during construction and operation of the proposed project must comply with SCAQMD Rule 1113.

Rule 1143 – Paint Thinners

Rule 1143 governs the sale, use, and manufacturing of paint thinners and multi-purpose solvents that are used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations. This rule regulates the VOC content of solvents used during construction. Solvents used during construction and operation of the proposed project must comply with SCAQMD Rule 1143.

Southern California Association of Governments

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the federally designated Metropolitan Planning Organization (MPO) for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (Connect SoCal), adopted September 3, 2020 and the *2019 Federal Transportation Improvement Program* (2019 FTIP), adopted September 2018, which addresses regional development and growth forecasts. Although the Connect SoCal and 2019 FTIP are primarily planning documents for future transportation projects a key component of these plans are to integrate land use planning with transportation planning that promotes higher density infill development in close proximity to existing transit service. These plans form the basis for the land use and transportation components of the AQMP, which are utilized in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Connect SoCal, 2019 FTIP, and AQMP are based on projections originating within the City and County General Plans.

4.4 Local – City of Lake Elsinore

Local jurisdictions, such as the City of Lake Elsinore, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the AQMPs. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the

SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

The City of Lake Elsinore General Plan contains the following air quality-related goals and policies that are applicable to the proposed project:

Goal 2 Work with regional and state governments to develop effective mitigation measures to improve air quality.

Policy 2.1 Support the SCAQMD in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development.

5.0 ENERGY CONSERVATION MANAGEMENT

The regulatory setting related to energy conservation is primarily addressed through State and City regulations, which are discussed below.

5.1 State

Energy conservation management in the State was initiated by the 1974 Warren-Alquist State Energy Resources Conservation and Development Act that created the California Energy Resource Conservation and Development Commission (currently named California Energy Commission [CEC]), which was originally tasked with certifying new electric generating plants based on the need for the plant and the suitability of the site of the plant. In 1976 the Warren-Alquist Act was expanded to include new restrictions on nuclear generating plants, that effectively resulted in a moratorium of any new nuclear generating plants in the State. The following details specific regulations adopted by the State in order to reduce the consumption of energy.

California Code of Regulations (CCR) Title 20

On November 3, 1976 the CEC adopted the *Regulations for Appliance Efficiency Standards Relating to Refrigerators, Refrigerator-Freezers and Freezers and Air Conditioners*, which were the first energy-efficiency standards for appliances. The appliance efficiency regulations have been updated several times by the Commission and the most current version is the *2016 Appliance Efficiency Regulations*, adopted January 2017 and now includes almost all types of appliances and lamps that use electricity, natural gas as well as plumbing fixtures. The authority for the CEC to control the energy-efficiency of appliances is detailed in California Code of Regulations (CCR), Title 20, Division 2, Chapter 4, Article 4, Sections 1601-1609.

California Code of Regulations (CCR) Title 24, Part 6

The CEC is also responsible for implementing the CCR Title 24, Part 6: *California's Energy Efficiency Standards for Residential and Nonresidential Buildings* (Title 24 Part 6) that were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. In 2008 the State set an energy-use reduction goal of zero-net-energy use of all new homes by 2020 and the CEC was mandated to meet this goal through revisions to the Title 24, Part 6 regulations.

The Title 24 standards are updated on a three-year schedule and since 2008 the standards have been incrementally moving to the 2020 goal of the zero-net-energy use. On January 1, 2020 the 2019 standards went into effect, that have been designed so that the average new home built in California will now use zero-net-energy and that non-residential buildings will use about 30 percent less energy than the 2016 standards due mainly to lighting upgrades. The 2019 standards also encourage the use of battery storage and heat pump water heaters, require the more widespread use of LED lighting, as well as improve the building's thermal envelope through high performance attics, walls and windows. The 2019 standards also require improvements to ventilation systems by requiring highly efficient air filters to trap hazardous air particulates as well as improvements to kitchen ventilation systems.

California Code of Regulations (CCR) Title 24, Part 11

CCR Title 24, Part 11: *California Green Building Standards* (CalGreen) was developed in response to continued efforts to reduce GHG emissions associated with energy consumption. The CalGreen Building

Standards are also updated every three years and the current version is the 2019 California Green Building Standard Code that became effective on January 1, 2020.

The CALGreen Code contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating and cooling equipment and lighting systems) are functioning at their maximum efficiency.

The CALGreen Code provides standards for bicycle parking, carpool/vanpool/electric vehicle spaces, light and glare reduction, grading and paving, energy efficient appliances, renewable energy, graywater systems, water efficient plumbing fixtures, recycling and recycled materials, pollutant controls (including moisture control and indoor air quality), acoustical controls, storm water management, building design, insulation, flooring, and framing, among others. Implementation of the CALGreen Code measures reduces energy consumption and vehicle trips and encourages the use of alternative-fuel vehicles, which reduces pollutant emissions.

Some of the notable changes in the 2019 CALGreen Code over the prior 2016 CALGreen Code include: an alignment of building code engineering requirements with the national standards that include anchorage requirements for solar panels, provides design requirements for buildings in tsunami zones, increases Minimum Efficiency Reporting Value (MERV) for air filters from 8 to 13, increased electric vehicle charging requirements in parking areas, and sets minimum requirements for use of shade trees.

Executive Order N-79-20

The California Governor issued Executive Order N-79-20 on September 23, 2020 that requires all new passenger cars and trucks and commercial drayage trucks sold in California to be zero-emissions by the year 2035 and all medium- heavy-duty vehicles (commercial trucks) sold in the state to be zero-emission by 2045 for all operations where feasible. Executive Order N-79-20 also requires all off-road vehicles and equipment to transition to 100 percent zero-emission equipment, where feasible by 2035.

Senate Bill 100

Senate Bill 100 (SB 100) was adopted September 2018 and requires that by December 1, 2045 that 100 percent of retail sales of electricity to be generated from renewable or zero-carbon emission sources of electricity. SB 100 supersedes the renewable energy requirements set by SB 350, SB 1078, SB 107, and SB X1-2. However, the interim renewable energy thresholds from the prior Bills of 44 percent by December 31, 2024, 52 percent by December 31, 2027, and 60 percent by December 31, 2030, will remain in effect.

Executive Order B-48-18 and Assembly Bill 2127

The California Governor issued Executive Order B-48-18 on January 26, 2018 that orders all state entities to work with the private sector to put at least five million zero-emission vehicles on California roads by 2030 and to install 200 hydrogen fueling stations and 250,000 electric vehicle chargers by 2025. Currently there are approximately 350,000 electric vehicles operating in California, which represents approximately 1.5 percent of the 24 million vehicles total currently operating in California. Implementation of Executive Order B-48-18 would result in approximately 20 percent of all vehicles in California to be zero emission electric vehicles. Assembly Bill 2127 (AB 2127) was codified into statute on September 13, 2018 and

requires that the CEC working with CARB prepare biannual assessments of the statewide electric vehicle charging infrastructure needed to support the levels of zero emission vehicle adoption required for the State to meet its goals of putting at least 5 million zero-emission vehicles on California roads by 2030.

Assembly Bill 1109

California Assembly Bill 1109 (AB 1109) was adopted October 2007, also known as the Lighting Efficiency and Toxics Reduction Act, prohibits the manufacturing of lights after January 1, 2010 that contain levels of hazardous substances prohibited by the European Union pursuant to the RoHS Directive. AB 1109 also requires reductions in energy usage for lighting and is structured to reduce lighting electrical consumption by: (1) At least 50 percent reduction from 2007 levels for indoor residential lighting; and (2) At least 25 percent reduction from 2007 levels for indoor commercial and all outdoor lighting by 2018. AB 1109 would reduce GHG emissions through reducing the amount of electricity required to be generated by fossil fuels in California.

Assembly Bill 1493

California Assembly Bill 1493 (also known as the Pavley Bill, in reference to its author Fran Pavley) was enacted on July 22, 2002 and required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2004, CARB approved the “Pavley I” regulations limiting the amount of GHGs that may be released from new passenger automobiles that are being phased in between model years 2009 through 2016. These regulations will reduce GHG emissions by 30 percent from 2002 levels by 2016. In June 2009, the EPA granted California the authority to implement GHG emission reduction standards for light duty vehicles, in September 2009, amendments to the Pavley I regulations were adopted by CARB and implementation of the “Pavley I” regulations started in 2009.

The second set of regulations “Pavley II” was developed in 2010, and is being phased in between model years 2017 through 2025 with the goal of reducing GHG emissions by 45 percent by the year 2020 as compared to the 2002 fleet. The Pavley II standards were developed by linking the GHG emissions and formerly separate toxic tailpipe emissions standards previously known as the “LEV III” (third stage of the Low Emission Vehicle standards) into a single regulatory framework. The new rules reduce emissions from gasoline-powered cars as well as promote zero-emissions auto technologies such as electricity and hydrogen, and through increasing the infrastructure for fueling hydrogen vehicles. In 2009, the U.S. EPA granted California the authority to implement the GHG standards for passenger cars, pickup trucks and sport utility vehicles and these GHG emissions standards are currently being implemented nationwide.

The EPA has performed a midterm evaluation of the longer-term standards for model years 2022-2025, and based on the findings of this midterm evaluation, the EPA proposed The Safer Affordable Fuel Efficient (SAFE) Vehicles Proposed Rule for Model Years 2021-2026 that amends the corporate average fuel economy (CAFE) and GHG emissions standards for light vehicles for model years 2021 through 2026. The SAFE Vehicles Rule was published on April 30, 2020 and made effective on June 29, 2020.

5.2 Local - City of Lake Elsinore

The applicable energy plan for the proposed project is the *City of Lake Elsinore General Plan*, adopted December 13, 2011. The applicable energy-related goals and policies that are from Chapter 3.8.10 of the General Plan are shown below.

Goal 12: Ensure that adequate electrical, natural gas and telecommunications systems are provided to meet the demand of new and existing development.

Policies

- 12.1: Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.
- 12.2: Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential and non-residential development or specific plans, to ensure the projected electric loads for these projects are factored into SCE's load forecasts for the community.
- 12.3: Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies

6.0 GLOBAL CLIMATE CHANGE MANAGEMENT

The regulatory setting related to global climate change is addressed through the efforts of various international, federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to reduce GHG emissions through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for global climate change regulations are discussed below.

6.1 International

In 1988, the United Nations established the IPCC to evaluate the impacts of global climate change and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States joined other countries around the world in signing the United Nations' Framework Convention on Climate Change (UNFCCC) agreement with the goal of controlling GHG emissions. The parties of the UNFCCC adopted the Kyoto Protocol, which set binding GHG reduction targets for 37 industrialized countries, the objective of reducing their collective GHG emissions by five percent below 1990 levels by 2012. The Kyoto Protocol has been ratified by 182 countries, but has not been ratified by the United States. It should be noted that Japan and Canada opted out of the Kyoto Protocol and the remaining developed countries that ratified the Kyoto Protocol have not met their Kyoto targets. The Kyoto Protocol expired in 2012 and the amendment for the second commitment period from 2013 to 2020 has not yet entered into legal force. The Parties to the Kyoto Protocol negotiated the Paris Agreement in December 2015, agreeing to set a goal of limiting global warming to less than 2 degrees Celsius compared with pre-industrial levels. The Paris Agreement has been adopted by 195 nations with 147 ratifying it, including the United States by President Obama, who ratified it by Executive Order on September 3, 2016. On June 1, 2017, President Trump announced that the United States is withdrawing from the Paris Agreement and on January 21, 2021 President Biden signed an executive order rejoining the Paris Agreement.

Additionally, the Montreal Protocol was originally signed in 1987 and substantially amended in 1990 and 1992. The Montreal Protocol stipulates that the production and consumption of compounds that deplete ozone in the stratosphere—CFCs, halons, carbon tetrachloride, and methyl chloroform—were to be phased out, with the first three by the year 2000 and methyl chloroform by 2005.

6.2 Federal – United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is responsible for implementing federal policy to address global climate change. The Federal government administers a wide array of public-private partnerships to reduce U.S. GHG intensity. These programs focus on energy efficiency, renewable energy, methane, and other non-CO₂ gases, agricultural practices and implementation of technologies to achieve GHG reductions. EPA implements several voluntary programs that substantially contribute to the reduction of GHG emissions.

In *Massachusetts v. Environmental Protection Agency* (Docket No. 05-1120), argued November 29, 2006 and decided April 2, 2007, the U.S. Supreme Court held that not only did the EPA have authority to regulate greenhouse gases, but the EPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the EPA should be required to regulate CO₂ and other greenhouse gases as pollutants under the federal Clean Air Act (CAA).

In response to the FY2008 Consolidations Appropriations Act (H.R. 2764; Public Law 110-161), EPA proposed a rule on March 10, 2009 that requires mandatory reporting of GHG emissions from large sources in the United States. On September 22, 2009, the Final Mandatory Reporting of GHG Rule was signed and published in the Federal Register on October 30, 2009. The rule became effective on December 29, 2009. This rule requires suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions to submit annual reports to EPA.

On December 7, 2009, the EPA Administrator signed two distinct findings under section 202(a) of the Clean Air Act. One is an endangerment finding that finds concentrations of the six GHGs in the atmosphere threaten the public health and welfare of current and future generations. The other is a cause or contribute finding, that finds emissions from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare. These actions did not impose any requirements on industry or other entities, however, since 2009 the EPA has been providing GHG emission standards for vehicles and other stationary sources of GHG emissions that are regulated by the EPA. On September 13, 2013 the EPA Administrator signed 40 CFR Part 60, that limits emissions from new sources to 1,100 pounds of CO₂ per mega-watt hour (MWh) for fossil fuel-fired utility boilers and 1,000 pounds of CO₂ per MWh for large natural gas-fired combustion units.

On August 3, 2015, the EPA announced the Clean Power Plan, emissions guidelines for U.S. states to follow in developing plans to reduce GHG emissions from existing fossil fuel-fired power plants (Federal Register Vol. 80, No. 205, October 23 2015). On October 11, 2017, the EPA issued a formal proposal to repeal the Clean Power Plan and on June 19, 2019 the EPA replaced the Clean Power Plan with the Affordable Clean Energy rule that is anticipated to lower power sector GHG emissions by 11 million tons by the year 2030.

On April 30, 2020, the EPA and the National Highway Safety Administration published the Final Rule for the *Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks* (SAFE Vehicles Rule). Part One of the Rule revokes California's authority to set its own GHG emissions standards and zero-emission vehicle mandates in California, which results in one emission standard to be used nationally for all passenger cars and light trucks that is set by the EPA.

6.3 State

The CARB has the primary responsible for implementing state policy to address global climate change, however there are State regulations related to global climate change that affect a variety of State agencies. CARB, which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both the federal and state air pollution control programs within California. In this capacity, the CARB conducts research, sets California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. In addition, the CARB establishes emission standards for motor vehicles sold in California, consumer products (e.g. hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

In 2008, CARB approved a Climate Change Scoping Plan that proposes a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health” (CARB 2008). The Climate Change Scoping Plan has a range of GHG reduction actions which include direct

regulations; alternative compliance mechanisms; monetary and non-monetary incentives; voluntary actions; market-based mechanisms such as a cap-and-trade system. In 2014, CARB approved the First Update to the Climate Change Scoping Plan (CARB, 2014) that identifies additional strategies moving beyond the 2020 targets to the year 2050. On December 14, 2017 CARB adopted the California's 2017 Climate Change Scoping Plan, November 2017 (CARB, 2017) that provides specific statewide policies and measures to achieve the 2030 GHG reduction target of 40 percent below 1990 levels by 2030 and the aspirational 2050 GHG reduction target of 80 percent below 1990 levels by 2050. In addition, the State has passed the following laws directing CARB to develop actions to reduce GHG emissions, which are listed below in chronological order, with the most current first.

Executive Order N-79-20

EO N-79-20 establish targets for when all new vehicles and equipment are zero-emission and is described in more detail above in Section 5.1 under Energy Conservation Management.

California Code of Regulations (CCR) Title 24, Part 6

The Title 24 Part 6 standards have been developed by the CEC primarily for energy conservation and is described in more detail above in Section 5.1 under Energy Conservation Management. It should be noted that implementation of the Title 24 Part 6 building standards would also reduce GHG emissions, since as detailed above in Section 3.3 Greenhouse Gas Emissions Inventory, energy use for residential and commercial buildings creates 9.7 percent of the GHG emissions in the State.

California Code of Regulations (CCR) Title 24, Part 11

The CalGreen Building standards have been developed by the CEC primarily for energy conservation and is described in more detail above in Section 5.1 under Energy Conservation Management. It should be noted that implementation of the CalGreen Building standards would also reduce GHG emissions, since as detailed above under Title 23, Part 6, energy usage from buildings creates 9.7 percent of GHG emissions in the State.

Senate Bill 100

SB 100 requires that by December 1, 2045 that 100 percent of retail sales of electricity to be generated from renewable or zero-carbon emission sources of electricity and is described in more detail above in Section 5.1 under Energy Conservation Management.

Executive Order B-48-18 and Assembly Bill 2127

Executive Order B-48-18 and AB 2127 provides measures to put at least five million zero-emission vehicles on California roads by 2030 and to install 200 hydrogen fueling stations and 250,000 electric vehicle chargers by 2025 and is described in more detail above in Section 5.1 under Energy Conservation Management.

Executive Order B-30-15, Senate Bill 32 and Assembly Bill 197

The California Governor issued Executive Order B-30-15 on April 29, 2015 that aims to reduce California's GHG emissions 40 percent below 1990 levels by 2030. This executive order aligns California's GHG reduction targets with those of other international governments, such as the European Union that set the same target for 2030 in October, 2014. This target will make it possible to reach the ultimate goal of reducing GHG emissions 80 percent under 1990 levels by 2050 that is based on scientifically established levels needed in the U.S.A to limit global warming below 2 degrees Celsius – the warming threshold at

which scientists say there will likely be major climate disruptions such as super droughts and rising sea levels. Assembly Bill 197 (AB 197) (September 8, 2016) and Senate Bill 32 (SB 32) (September 8, 2016) codified into statute the GHG emissions reduction targets of at least 40 percent below 1990 levels by 2030 as detailed in Executive Order B-30-15. AB 197 also requires additional GHG emissions reporting that is broken down to sub-county levels and requires CARB to consider the social costs of emissions impacting disadvantaged communities.

Executive Order B-29-15

The California Governor issued Executive Order B-29-15 on April 1, 2015 and directed the State Water Resources Control Board to impose restrictions to achieve a statewide 25% reduction in urban water usage and directed the Department of Water Resources to replace 50 million square feet of lawn with drought tolerant landscaping through an update to the State's Model Water Efficient Landscape Ordinance. The Ordinance also requires installation of more efficient irrigation systems, promotion of greywater usage and onsite stormwater capture, and limits the turf planted in new residential landscapes to 25 percent of the total area and restricts turf from being planted in median strips or in parkways unless the parkway is next to a parking strip and a flat surface is required to enter and exit vehicles. Executive Order B-29-15 would reduce GHG emissions associated with the energy used to transport and filter water.

Assembly Bill 341 and Senate Bills 939 and 1374

Senate Bill 939 (SB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills. Assembly Bill 341 (AB 341) was adopted in 2011 and builds upon the waste reduction measures of SB 939 and 1374, and sets a new target of a 75 percent reduction in solid waste generated by the year 2020.

Senate Bill 375

Senate Bill 375 (SB 375) was adopted September 2008 in order to support the State's climate action goals to reduce GHG emissions through coordinated regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires CARB to set regional targets for GHG emissions reductions from passenger vehicle use. In 2010, CARB established targets for 2020 and 2035 for each Metropolitan Planning Organizations (MPO) within the State. It was up to each MPO to adopt a sustainable communities strategy (SCS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP) to meet CARB's 2020 and 2035 GHG emission reduction targets. These reduction targets are required to be updated every eight years and the most current targets are detailed at: <https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/regional-plan-targets>, which provides GHG emissions reduction targets for SCAG of 8 percent by 2020 and 19 percent by 2035.

The Connect SoCal (SCAG, 2020) provides a 2035 GHG emission reduction target of 19 percent reduction over the 2005 per capita emissions levels. The Connect SoCal include new initiatives of land use, transportation and technology to meet the 2035 new 19 percent GHG emission reduction target for 2035. CARB is also charged with reviewing SCAG's RTP/SCS for consistency with its assigned targets.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS. However, new provisions of CEQA incentivize, through streamlining and other

provisions, qualified projects that are consistent with an approved SCS and categorized as “transit priority projects.”

Assembly Bill 1109

AB 1109 requires reductions in energy usage for lighting and is described in more detail above in Section 5.1 under Energy Conservation Management.

Executive Order S-1-07

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State’s GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Executive Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

In 2009 CARB approved the proposed regulation to implement the LCFS. The standard was challenged in the courts, but has been in effect since 2011 and was re-approved by the CARB in 2015. The LCFS is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The LCFS is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet annually. Reformulated gasoline mixed with corn-derived ethanol and low-sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel. Compressed natural gas and liquefied natural gas also may be low-carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles, are also considered as low-carbon fuels.

Senate Bill 97

Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor’s Office of Planning and Research (OPR), which is part of the State Natural Resources Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Natural Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the State CEQA guidelines that addresses GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporated GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance were provided and no specific mitigation measures were identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the GHG emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project

complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of GHG emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that “to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation.”
- OPR’s emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports must specifically consider a project's energy use and energy efficiency potential.

Assembly Bill 32

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and utilize best management practices that are technologically feasible and cost effective.

In 2007 CARB released the calculated Year 1990 GHG emissions of 431 MMTCO₂e. The 2020 target of 431 MMTCO₂e requires the reduction of 78 MMTCO₂e, or approximately 16 percent from the State's projected 2020 business as usual emissions of 509 MMTCO₂e (CARB, 2014). Under AB 32, CARB was required to adopt regulations by January 1, 2011 to achieve reductions in GHGs to meet the 1990 cap by 2020. Early measures CARB took to lower GHG emissions included requiring operators of the largest industrial facilities that emit 25,000 metric tons of CO₂ in a calendar year to submit verification of GHG emissions by December 1, 2010. The CARB Board also approved nine discrete early action measures that include regulations affecting landfills, motor vehicle fuels, refrigerants in cars, port operations and other sources, all of which became enforceable on or before January 1, 2010.

CARB's Scoping Plan that was adopted in 2009, proposes a variety of measures including: strengthening energy efficiency and building standards; targeted fees on water and energy use; a market-based cap-and-trade system; achieving a 33 percent renewable energy mix; and a fee regulation to fund the program. The 2014 update to the Scoping Plan identifies strategies moving beyond the 2020 targets to the year 2050.

The Cap and Trade Program established under the Scoping Plan sets a statewide limit on sources responsible for 85 percent of California's GHG emissions, and has established a market for long-term investment in energy efficiency and cleaner fuels since 2012.

Executive Order S-3-05

In 2005 the California Governor issued Executive Order S 3-05, GHG Emission, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels;
- 2020: Reduce greenhouse gas emissions to 1990 levels;
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

The Executive Order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs. The State achieved its first goal of reducing GHG emissions to 2000 levels by 2010.

Assembly Bill 1493

AB 1493 or the Pavley Bill sets tailpipe GHG emissions limits for passenger vehicles in California as well as fuel economy standards and is described in more detail above in Section 5.1 under Energy Conservation Management.

6.4 Regional – Southern California

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Air Basin. To that end, as a regional agency, the SCAQMD works directly with SCAG, county transportation commissions, and local governments and cooperates actively with all federal and state agencies.

South Coast Air Quality Management District

SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. The SCAQMD is also responsible for GHG emissions for projects where it is the lead agency. However, for other projects in the Air Basin where it is not the lead agency, it is limited to providing resources to other lead agencies in order to assist them in determining GHG emission thresholds and GHG reduction measures. In order to assist local agencies with direction on GHG emissions, the SCAQMD organized a working group, which is described below.

SCAQMD Working Group

Since neither CARB nor the OPR has developed GHG emissions threshold, the SCAQMD formed a Working Group to develop significance thresholds related to GHG emissions. At the September 28, 2010 Working Group meeting, the SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that either provides a quantitative annual thresholds of 3,500 MTCO₂e for residential uses, 1,400 MTCO₂e for commercial uses, and 3,000 MTCO₂e for mixed uses. An alternative annual threshold of 3,000 MTCO₂e for all land use types is also proposed.

Southern California Association of Governments

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the federally designated Metropolitan Planning Organization (MPO) for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the Connect SoCal and 2019 FTIP addresses regional development and growth forecasts. Although the Connect SoCal and 2019 FTIP are primarily planning documents for future transportation projects a key component of these plans are to integrate land use planning with transportation planning that promotes higher density infill development in close proximity to existing transit service. These plans form the basis for the land use and transportation components of the AQMP, which are utilized in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Connect SoCal, 2019 FTIP, and AQMP are based on projections originating within the City and County General Plans.

5.5 Local – City of Lake Elsinore

Local jurisdictions, such as the City of Lake Elsinore, have the authority and responsibility to reduce GHG emissions through their police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of GHG emissions resulting from its land use decisions. In accordance with CEQA requirements and the CEQA review process, the City assesses the global climate change potential of new development projects, requires mitigation of potentially significant global climate change impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

The City of Lake Elsinore has adopted the *City of Lake Elsinore Climate Action Plan* (CAP), on December 13, 2011, that includes a GHG emissions reduction target based on a community-wide emissions reduction to 6.6 MTCO₂e per service population per year by 2020 and 4.4 MTCO₂e per year by 2030. These efficiency-based targets were derived by dividing the statewide AB 32 targeted emissions levels for 2020 and statewide Executive Order S-3-05 targeted emissions level for 2030. These targets represent the maximum quantity emissions each person in the State of California could emit in 2020 and 2030 based on emissions levels necessary to achieve the statewide AB 32 and Executive Order S-3-05 GHG emissions reduction goals. The proposed project would be considered to be consistent with the CAP if the proposed project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented as a result of the CAP, and the General Plan Update growth projections.

7.0 ATMOSPHERIC SETTING

7.1 Regional – Western Riverside County

The project site is located within the western portion of Riverside County, which is part of the South Coast Air Basin (Air Basin) that includes the non-desert portions of Riverside, San Bernardino, and Los Angeles Counties and all of all of Orange County. Temperature inversions are the prime factor in the accumulation of contaminants in the Air Basin. The mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds. The topography and climate of Southern California combine to create an area of high air pollution potential in the Air Basin. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cool marine layer, which prevents pollution from dispersing upward. This inversion allows pollutants to accumulate within the lower layer. Light winds during the summer further limit ventilation from occurring.

Due to the low average wind speeds in the summer and a persistent daytime temperature inversion, emissions of hydrocarbons and oxides of nitrogen have an opportunity to combine with sunlight in a complex series of reactions. These reactions produce a photochemical oxidant commonly known as smog. Since the Air Basin experiences more days of sunlight than any other major urban area in the United States, except Phoenix, the smog potential in the region is higher than in most other areas of the nation.

7.2 Local Climate – Lake Elsinore

The major factors affecting local air pollution conditions in the Lake Elsinore planning area are the extent and types of both region-wide and local emissions, climate, and meteorology. The general climate of Lake Elsinore is characterized by sparse winter rainfall and hot summers tempered by cool ocean breezes. The climate in and around Lake Elsinore, as well as most of Southern California, is controlled largely by the strength and position of the subtropical high pressure cell over the Pacific Ocean. This high-pressure cell produces a typical Mediterranean climate with warm summers, mild winters, and moderate rainfall. This pattern is infrequently interrupted by periods of extremely hot weather brought in by Santa Ana winds. Most of the area's precipitation occurs intermittently between November and April; the area is still dominated by sunny or partly sunny conditions during these months. Cyclic land and sea breezes are the primary factors affecting the region's mild climate. The daytime winds are normally sea breezes, predominantly from the west, that flow at relatively low velocities.

Just south of Lake Elsinore, the Lake Elsinore Convergence Zone acts as an invisible boundary that obstructs much of the inland basin air pollutants from continuing south beyond the Lake Elsinore area. Coastal winds within the Lake Elsinore Convergence Zone are a primary factor for the obstruction. They allow air pollutants to be dispersed just south of the convergence zone and accumulate within the Lake Elsinore area, including surrounding communities to the north and east.

The temperature and precipitation levels for Lake Elsinore is shown below in Table E and is based on the average of data from March 10, 1897 to May 17, 2016. Table E shows that August is typically the warmest month and January is typically the coolest month. Rainfall in the project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry.

Table E – Monthly Climate Data

Month	Average Maximum Temperature (°F)	Average Minimum Temperature (°F)	Average Total Precipitation (inches)
January	65.4	36.4	2.47
February	67.5	38.7	2.54
March	71.0	41.2	2.03
April	76.3	44.7	0.75
May	81.8	49.8	0.23
June	90.5	54.1	0.02
July	98.1	59.4	0.08
August	98.1	59.8	0.12
September	93.5	55.8	0.26
October	83.7	48.8	0.51
November	74.1	41.1	0.99
December	66.9	36.5	2.01
Annual	80.6	47.2	12.01

Source: <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca2805>

6.3 Monitored Local Air Quality

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the Air Basin. Estimates of the existing emissions in the Air Basin provided in the 2012 AQMP, indicate that collectively, mobile sources account for 59 percent of the VOC, 88 percent of the NOx emissions and 40 percent of directly emitted PM2.5, with another 10 percent of PM2.5 from road dust. The 2016 AQMP found that since 2012 AQMP projections were made stationary source VOC emissions have decreased by approximately 12 percent, but mobile VOC emissions have increased by 5 percent. The percentage of NOx emissions remain unchanged between the 2012 and 2016 projections.

SCAQMD has divided the Air Basin into 38 air-monitoring areas. The project site is located in Air Monitoring Area 25, which covers Lake Elsinore. The nearest air monitoring station to the project site is the Lake Elsinore-West Flint Street Monitoring Station (Lake Elsinore Station), which is located approximately 2.5 miles southeast of the project site at 506 West Flint Street, Lake Elsinore. However, it should be noted that due to the air monitoring station's distance from the project site, recorded air pollution levels at the Lake Elsinore Station reflect with varying degrees of accuracy, local air quality conditions at the project site. It should also be noted that CO measurements have not been provided, since CO is currently in attainment in the Air Basin and monitoring of CO within the Air Basin ended on March 31, 2013.

The monitoring data from the Lake Elsinore Station is presented in Table F and shows the most recent three years of monitoring data from CARB. Table F shows that ozone and particulate matter (PM10 and PM2.5) are the air pollutants of primary concern in the project area, which are detailed below.

Table F – Local Area Air Quality Monitoring Summary

Pollutant (Standard)	Year ¹		
	2018	2019	2020
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.116	0.108	0.130
Days > CAAQS (0.09 ppm)	16	4	18
Maximum 8-Hour Concentration (ppm)	0.095	0.089	0.100
Days > NAAQS (0.070 ppm)	30	28	54
Days > CAAQs (0.070 ppm)	31	31	55
Nitrogen Dioxide:			
Maximum 1-Hour Concentration (ppb)	41.3	38.0	43.6
Days > NAAQS (100 ppb)	0	0	0
Days > CAAQS (180 ppb)	0	0	0
Inhalable Particulates (PM10):			
Maximum 24-Hour National Measurement (ug/m ³)	105.3	93.8	192.4
Days > NAAQS (150 ug/m ³)	0	0	1
Days > CAAQS (50 ug/m ³)	ND	ND	ND
Annual Arithmetic Mean (AAM) (ug/m ³)	23.3	19.7	23.7
Annual > NAAQS (50 ug/m ³)	No	No	No
Annual > CAAQS (20 ug/m ³)	Yes	Yes	Yes
Ultra-Fine Particulates (PM2.5):			
Maximum 24-Hour State Measurement (ug/m ³)	31.3	17.6	41.6
Days > NAAQS (35 ug/m ³)	0	0	3
Annual Arithmetic Mean (AAM) (ug/m ³)	6.7	ND	7.2
Annual > NAAQS and CAAQS (12 ug/m ³)	No	No	No

Notes: Exceedances are listed in **bold**. CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million; ppb = parts per billion; ND = no data available.

¹ Data obtained from the Lake Elsinore Station.

Source: <http://www.arb.ca.gov/adam/>

Ozone

During the last three years, the State 1-hour concentration standard for ozone has been exceeded between 4 and 18 days each year at the Lake Elsinore Station. The State 8-hour ozone standard has been exceeded between 31 and 55 days each year over the last three years at the Lake Elsinore Station. The Federal 8-hour ozone standard has been exceeded between 30 and 54 days each year over the last three years at the Lake Elsinore Station.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO₂, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of Southern California contribute to the

ozone levels experienced at this monitoring station, with the more significant areas being those directly upwind.

Nitrogen Dioxide

The Lake Elsinore Station did not record an exceedance of either the Federal or State 1-hour NO₂ standards for the last three years.

Particulate Matter

There is no data available at the Lake Elsinore Station State 24-hour concentration standards. Over the past three years the Federal 24-hour standard for PM10 has only been exceeded for one day in 2020 for the past three years at the Lake Elsinore Station. The annual PM10 concentration at the Lake Elsinore Station has exceeded the State standard for the past three years and has not exceeded the Federal standard for the past three years.

Over the past three years the federal 24-hour concentration standard for PM2.5 has been exceeded between 0 and 3 days each year over the past three years at the Lake Elsinore Station. The annual PM2.5 concentrations at the Lake Elsinore Station has not exceeded either the State or Federal standards for the past three years. There does not appear to be a noticeable trend for PM10 or PM2.5 in either maximum particulate concentrations or days of exceedances in the area. Particulate levels in the area are due to natural sources, grading operations, and motor vehicles.

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM10 and PM2.5). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM10 and PM2.5. Other groups considered sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive, because many breathe through their mouths during exercise.

6.2 Toxic Air Contaminant Levels

In order to determine the Air Basin-wide risks associated with major airborne carcinogens, the SCAQMD conducted the Multiple Air Toxics Exposure Study (MATES) studies. According to the MATES V study (SCAQMD, 2021), the project site has an estimated cancer risk of 315 per million persons chance of cancer. In comparison, the average cancer risk for the Air Basin is 455 per million persons. The MATES V study monitored air toxins between May 1, 2018 to April 30, 2019, found that cancer risk from air toxics has declined significantly in the Air Basin with a 40 percent decrease in cancer risk since the monitoring for the MATES IV study that occurred between July 1, 2012 and June 30, 2013 and an 84 percent decrease in cancer risk since the monitoring for the MATES II study that occurred between April 1, 1998 and March 31, 1999.

The MATES V study also analyzed impacts specific to the communities experiencing environmental injustices (EJ communities) that were evaluated using the Senate Bill 535 definition of disadvantaged communities, which found that between MATES IV and MATES V, the cancer risk from air toxics decreased by 57 percent in EJ communities overall, compared to a 53 percent reduction in non-EJ communities.

In order to provide a perspective of risk, it is often estimated that the incidence in cancer over a lifetime for the U.S. population ranges between 1 in 3 to 4 and 1 in 3, or a risk of about 300,000 per million persons.

The MATES-III study referenced a Harvard Report on Cancer Prevention, which estimated that of cancers associated with known risk factors, about 30 percent were related to tobacco, about 30 percent were related to diet and obesity, and about 2 percent were associated with environmental pollution related exposures that includes hazardous air pollutants.

8.0 MODELING PARAMETERS AND ASSUMPTIONS

8.1 CalEEMod Model Input Parameters

The criteria air pollution and GHG emissions impacts created by the proposed project have been analyzed through use of CalEEMod Version 2020.4.0. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2017 computer program to calculate the emission rates specific for the South Coast Air Basin portion of Riverside County for employee, vendor and haul truck vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy equipment operations. EMFAC2017 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour.

The project characteristics in the CalEEMod model were set to a project location of the South Coast Air Basin portion of Riverside County, a Climate Zone of 10, utility company of Southern California Edison and a project opening year of 2024. In addition, the EMFAC off-model adjustment factors for gasoline light duty vehicle to account for the SAFE Vehicle rule was selected in the CalEEMod model run.

Land Use Parameters

The proposed project would consist of development of 140 two-story duplex condominium residences, parking, recreation areas, and the associated amenities and infrastructure. The proposed project would provide garage, driveway, and open guest parking. Each residence would have a two-car garage. The project would also provide 12 driveway spaces and 56 open guest spaces for residences and visitors. In total the project would provide 348 spaces. The project includes development of a 0.86-acre recreation area and a recreation center on the site. The 0.86-acre open space recreation area would include playground equipment, swing set, barbeques, overhead trellis, turf areas, seating, sidewalks. The recreation center would include restrooms, drinking fountains, pool and spa, shade structure, lounge chairs, table and chairs. The proposed project's land use parameters that were entered into the CalEEMod model are shown in Table G.

Table G – CalEEMod Land Use Parameters

Proposed Land Use	Land Use Subtype in CalEEMod	Land Use Size ¹	Lot Acreage ²	Building/Paving ³ (square feet)
Two-Story Condominiums	Condo/Townhouse	140 DU	6.14	329,904
Open Space Recreation Area	Recreational Swimming Pool	37.46 TSF	0.86	808
Onsite Roads, Parking Spaces & Road Improvements to Lakeshore Drive	Other Asphalt Surfaces	3.29 AC	3.29	143,312

Notes:

¹ DU = Dwelling unit; TSF = Thousand Square Feet; AC = Acre.

² Lot acreage calculated based on the total project site of 10.29 gross acres.

³ Building/Paving square feet represent area where architectural coatings will be applied. Condos and Open Space Recreation Area square footage obtained from Architect, and Paved area based on CalEEMod default values.

Construction Parameters

Construction of the proposed project is anticipated to start around December 2022 and would be completed in approximately 18 months. The construction-related GHG emissions were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19,

2009. The phases of construction activities that have been analyzed are detailed below and include: 1) Site Preparation, 2) Grading, 3) Building construction, 4) Paving, and 5) Application of architectural coatings.

Site Preparation

The site preparation phase would consist of removing any vegetation, tree stumps, and stones onsite prior to grading. The site preparation was modeled as starting in December 2022 and occurring over 20 workdays which is based on the CalEEMod default timing. The site preparation activities would require 18 worker trips per day. In order to account for water truck emissions, six vendor truck emissions were added to the site preparation phase. The onsite equipment would consist of three rubber-tired dozers, and four crawler tractors, which replaced the CalEEMod default value of four of either tractors, loaders, or backhoes, in order to provide a more conservative analysis. The mitigation of “water all exposed areas three times per day” was chosen in order to account for the fugitive dust reduction that would occur through adhering to SCAQMD Rule 403, which requires that the Best Available Control Measures be utilized to reduce fugitive dust emissions.

Grading

The grading phase was modeled as starting after completion of the site preparation phase and was modeled as occurring over 30 workdays, which is based on the CalEEMod default timing. Grading of the project site would require 13,160 cubic yards of cut and 8,130 cubic yards of fill, with approximately 3,714 cubic yards of shrinkage which will require the export of approximately 3,714 cubic yards of dirt. The export of dirt would require a total of 464 haul truck trips (average 15.5 haul truck trips per day over 30 workdays for the grading phase).

The onsite equipment would consist of two excavators, one grader, one rubber-tired dozer, two scrapers, and two crawler tractors, which replaced the CalEEMod default value of two of either tractors, loaders, or backhoes, in order to provide a more conservative analysis. The grading activities would generate 20 automobile trips per day for the workers. In order to account for water truck emissions, six daily vendor truck trips were added to the grading phase. The mitigation of “water all exposed areas three times per day” was chosen in order to account for the fugitive dust reduction that would occur through adhering to SCAQMD Rule 403, which requires that the Best Available Control Measures be utilized to reduce fugitive dust emissions.

Building Construction

The building construction would occur after the completion of the grading phase and was modeled as occurring over 300 workdays (14 months), which is based on the CalEEMod default timing. The building construction phase would generate 177 worker trips and 45 vendor trips per day. The onsite equipment would consist of the simultaneous operation of one crane, three forklifts, one generator, one welder, and three of either tractors, loaders, or backhoes, which is based on the CalEEMod default equipment mix.

Paving

The paving phase would consist of paving the onsite roads, parking spaces and driveways, and road improvements to the portion of Lakeshore Drive that is adjacent to the project site. The paving phase was modeled as occurring concurrently with the final two months of the building construction phase. The paving phase would generate 15 worker trips per day. The onsite equipment would consist of the

simultaneous operation of two pavers, two paving equipment, and two rollers, which is based on the CalEEMod default equipment mix.

Architectural Coating

The application of architectural coatings was modeled as occurring concurrently with the final two months of the building construction phase and concurrent with the paving phase. The architectural coating phase was modeled based on covering 668,056 square feet of residential interior area, 222,685 square feet of residential exterior area, 1,222 square feet of non-residential interior area, 404 square feet of non-residential exterior area, and 8,599 square feet of parking and roadway area. The architectural coating phase would generate 35 worker trips per day. The onsite equipment would consist of one air compressor, which is based on the CalEEMod default equipment mix.

Operational Emissions Modeling

The operations-related criteria air pollutant emissions and GHG emissions created by the proposed project have been analyzed through use of the CalEEMod model. The proposed project was analyzed in the CalEEMod model based on the land use parameters provided above and the parameters entered for each operational source is described below.

Mobile Sources

Mobile sources include emissions the additional vehicle miles generated from the proposed project. The weekday daily vehicle trip rates associated with the proposed project have been set to match the 7.20 daily trips per home rate provided in the *Scoping Agreement for Traffic Impact Study for PA 2021-38* (Traffic Scoping Agreement), prepared by EPD Solutions, approved June 21, 2022.

The CalEEMod model provides the selection of “mitigation” to account for project conditions that would result in less emissions than a project without these conditions, however it should be noted that this “mitigation” may represent current conditions, such as development that is in close proximity to an existing bus stop, where a project built at such location, would create less vehicle trips and associated emissions than a project that was not built in close proximity to an existing bus stop. The mobile source emissions analysis included the CalEEMod mitigation of: (1) Improved pedestrian network onsite and connecting offsite, since the proposed project would install sidewalks adjacent to Lakeshore Drive that would connect to an existing sidewalk southeast of the project site; and (2) Increase transit accessibility was also selected in order to account for the Lakeshore FS bus stop that is located 540 feet southeast of the project site.

Area Sources

Area sources include emissions from consumer products, landscape equipment, hearths and architectural coatings. The area source emissions were based on the on-going use of the proposed project in the CalEEMod model. According to the proposed project plans, no woodstoves or fireplaces will be constructed on the project site, as such woodstoves and fireplaces were set to zero in CalEEMod. No other changes were made to the default area source parameters in the CalEEMod model.

Energy Usage

Energy usage includes emissions from electricity and natural gas used onsite. The energy usage was based on the ongoing use of the proposed project in the CalEEMod Model. No changes were made to the default energy usage parameters in the CalEEMod model.

The 2019 Title 24, Part 6 building energy efficiency standards went into effect January 1, 2020 and have been developed so that the average new home built in California will have zero-net-energy use. The 2019 Title 24 Part 6 standards also now require all new homes to install rooftop photovoltaic systems based on Section 150.1-C from: <https://www.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf>

It should be noted that the Title 24 Report for the proposed project has not yet been prepared so the exact number of solar panels to be installed on the project site has not yet been calculated. However, Exception 3 to Section 150.1-c states that all two-story homes shall provide a minimum of 1.0 Watt DC of solar panels per square foot of conditioned floor area. According to the architectural plans, the 140 proposed homes would have a total of 270,484 square feet of conditioned floor area building space. This would require the installation of 270.5 kilowatts of photovoltaic solar panels. Since the CalEEMod model requires that the total kilowatt-hours per year generated by the solar panels be entered into the model, the 270.5 kilowatts of solar panels was multiplied by 8 hours, to provide a conservative average hours per day of sunlight that the solar panels will generate electricity and then divided by 1.2 to account for the loss associated with converting the direct current (DC) power from the solar panels to the alternating current (AC) power on the electrical grid and then multiplying by 365 days, which resulted in the proposed solar panels generating 658,178 kilowatt-hours per year that was entered into the CalEEMod model.

Solid Waste

Waste includes the GHG emissions associated with the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. The analysis was based on the default CalEEMod waste generation rate of 16 tons of solid waste per year from the proposed project. No changes were made to the default solid waste parameters or mitigation measures in the CalEEMod model.

The CalEEMod “mitigation” of a 50 percent reduction in landfill waste was selected to account for implementation of AB 341 that provides strategies to reduce, recycle or compost solid waste by 75 percent by 2020. Only 50 percent was selected, since AB 341 builds upon the waste reduction measures of SB 939 and 1374 and therefore, it was assumed approximately 25 percent of the waste reduction target has already been accounted for in the CalEEMod model.

Water and Wastewater

Water includes the water used for the interior of the buildings as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. The analysis was based on the default CalEEMod water usage rate of 11,337,060 gallons per year of indoor water use and 7,108,390 gallons per year of outdoor water use. No changes were made to the default water and wastewater parameters in the CalEEMod model.

The CalEEMod “mitigation” of the use of low flow faucets and toilets and use of smart irrigation system controllers were selected to account for the implementation of the 2019 CCR Title 24 Part 11 (CalGreen) requirements, which lowered the calculated water use for the proposed project to 9,069,650 gallons per year of indoor water use and 6,674,830 gallons per year of outdoor water use.

8.2 Energy Use Calculations

The proposed project is anticipated to consume energy during both construction and operation of the proposed project and the parameters utilized to calculate energy use from construction and operation of the proposed project are detailed separately below.

Construction-Related Energy Use

Construction of the proposed project is anticipated to use energy in the forms of petroleum fuel for both off-road equipment as well as from the transport of workers and materials to and from the project site and the calculations for each source are described below.

Off-Road Construction Equipment

The off-road construction equipment fuel usage was calculated through use of the CalEEMod model's default off-road equipment assumptions detailed above in Section 8.1. For each piece of off-road equipment, the fuel usage was calculated through use of the *2017 Off-road Diesel Emission Factors* spreadsheet, prepared by CARB (<https://ww3.arb.ca.gov/msei/ordiesel.htm>). The Spreadsheet provides the following formula to calculate fuel usage from off-road equipment:

$$\text{Fuel Used} = \text{Load Factor} \times \text{Horsepower} \times \text{Total Operational Hours} \times \text{BSFC} / \text{Unit Conversion}$$

Where:

Load Factor - Obtained from CalEEMod default values

Horsepower – Obtained from CalEEMod default values

Total Operational Hours – Calculated by multiplying CalEEMod default daily hours by CalEEMod default number of working days for each phase of construction

BSFC – Brake Specific Fuel Consumption (pounds per horsepower-hour) – If less than 100 Horsepower = 0.408, if greater than 100 Horsepower = 0.367

Unit Conversion – Converts pounds to gallons = 7.109

Table H shows the off-road construction equipment fuel calculations based on the above formula. Table H shows that the off-road equipment utilized during construction of the proposed project would consume 57,656 gallons of diesel fuel.

Table H – Off-Road Equipment and Fuel Consumption from Construction of the Proposed Project

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Operational Hours ¹	Fuel Used (gallons)
Site Preparation						
Rubber Tired Dozers	3	247	0.40	8	240	1,224
Crawler Tractors	4	212	0.43	8	320	1,506
Grading						
Excavators	2	158	0.38	8	480	1,488
Grader	1	187	0.41	8	240	950
Rubber Tired Dozer	1	247	0.40	8	240	1,224
Scrapers	2	367	0.48	8	480	4,365
Crawler Tractors	2	212	0.43	8	480	2,259
Building Construction						
Crane	1	231	0.29	7	2,100	7,263
Forklifts	3	89	0.20	8	7,200	7,355
Generator Set	1	84	0.74	8	2,400	8,562
Tractors/Loaders/Backhoes	3	97	0.37	7	6,300	12,977
Welder	1	46	0.45	8	2,400	2,851
Paving						
Pavers	2	130	0.42	8	720	2,029

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Hours ¹	Operational Hours ¹	Fuel Used (gallons)
Paving Equipment	2	132	0.36	8	720	720	1,766
Rollers	2	80	0.38	8	720	720	1,256
Architectural Coating							
Air Compressor	1	78	0.48	6	270	270	580
Total Off-Road Equipment Diesel Fuel Used during Construction (gallons)							57,656

Notes:

¹ Based on: 10 days for Site Preparation, 30 days for Grading; 300 days for Building Construction; 45 days for Paving; and 45 days for Architectural Coating.

Source: CalEEMod Version 2020.4.0 (see Appendix A); CARB, 2017.

On-Road Construction-Related Vehicle Trips

The on-road construction-related vehicle trips fuel usage was calculated through use of the construction vehicle trip assumptions from the CalEEMod model run as detailed above in Section 8.1. The calculated total construction miles was then divided by the fleet average for all of Southern California miles per gallon rates for the year 2022 calculated through use of the EMFAC2017 model (<https://www.arb.ca.gov/emfac/2017/>) and the EMFAC2017 model printouts are shown in Appendix B. The worker trips were based on the entire fleet average miles per gallon rate for gasoline powered vehicles and the vendor trips were based on the Heavy-Heavy Duty Truck (HHDT), Medium Duty Vehicle (MDV), and Medium Heavy-Duty Vehicle (MHDV) fleet average miles per gallon rate for diesel-powered vehicles. Table I shows the on-road construction vehicle trips modeled in CalEEMod and the fuel usage calculations.

Table I – On-Road Vehicle Trips and Fuel Consumption from Construction of the Proposed Project

Vehicle Trip Types/ Fuel Type	Daily Trips	Trip Length (miles)	Total Miles per Day	Total Miles per Phase ¹	Fleet Average Miles per Gallon ²	Fuel Used (gallons)
Site Preparation						
Worker (Gasoline)	18	14.7	265	2,646	26.0	102
Vendor Truck (Diesel)	6	6.9	41	414	8.2	50
Grading						
Worker (Gasoline)	20	14.7	294	8,820	26.0	339
Vendor Truck (Diesel)	6	6.9	41	1,242	8.2	151
Haul Truck (Diesel)	15.5	20	309	9,280	8.2	1,128
Building Construction						
Worker (Gasoline)	177	14.7	2,602	780,570	26.0	30,035
Vendor Truck (Diesel)	45	6.9	311	93,150	8.2	11,325
Paving						
Worker (Gasoline)	15	14.7	221	9,923	26.0	382
Architectural Coatings						
Worker (Gasoline)	35	14.7	515	23,153	26.0	891
Total Gasoline Fuel Used from On-Road Construction Vehicles (gallons)						
Total Diesel Fuel Used from On-Road Construction Vehicles (gallons)						

Notes:

¹ Based on: 10 days for Site Preparation, 30 days for Grading; 300 days for Building Construction; 45 days for Paving; and 45 days for Painting.

² From EMFAC 2017 model (see Appendix B). Worker Trips based on entire fleet of gasoline vehicles and Vendor Trips based on only truck fleet of diesel vehicles.

Source: CalEEMod Version 2020.4.0; CARB, 2018.

Table I shows that the on-road construction-related vehicle trips would consume 31,749 gallons of gasoline and 12,655 gallons of diesel fuel. As detailed above, Table H shows that the off-road construction equipment would consume 57,656 gallons of diesel fuel. This would result in the total consumption of 31,749 gallons of gasoline and 70,311 gallons of diesel fuel from construction of the proposed project.

Operations-Related Energy Use

The operation of the proposed project is anticipated to use energy in the forms of petroleum fuel, electricity, and natural gas, and the calculations for each source are described below.

Operational Petroleum Fuel

The on-road operations-related vehicle trips fuel usage was calculated through use of the total annual vehicle miles traveled assumptions from the CalEEMod model run as detailed above in Section 8.1, which found that operation of the proposed project would generate 2,658,656 vehicle miles traveled per year. The calculated total operational miles were then divided by the Southern California fleet average rate of 27.5 miles per gallon, which was calculated through use of the EMFAC2017 model and based on the year 2024. The EMFAC2017 model printouts are shown in Appendix B. Based on the above calculation methodology, operational vehicle trips generated from the proposed project would consume 96,765 gallons of gasoline per year.

Operational Electricity Use

The operations-related electricity usage was calculated in the CalEEMod model run that is detailed above in Section 8.1 that found the proposed townhomes will use 38,148 kilowatt hours (kWh) per year with implementation of Title 24 Part 6 requirements that require the implementation of building energy efficiency standards that include the installation of photovoltaic systems on the rooftops of the proposed homes.

Operational Natural Gas Use

The operations-related natural gas usage was calculated in the CalEEMod model run that is detailed above in Section 8.1 that found the proposed project will use 2,954,000 kilo British Thermal Units (kBtu) per year, which is equivalent to 2,954 mega-British Thermal units (MBtu) per year of natural gas.

9.0 THRESHOLDS OF SIGNIFICANCE

9.1 Regional Air Quality

Many air quality impacts that derive from dispersed mobile sources, which are the dominant pollution generators in the Air Basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table J.

Table J – SCAQMD Regional Criteria Pollutant Emission Thresholds of Significance

	Pollutant Emissions (pounds/day)						
	VOC	NOx	CO	SOx	PM10	PM2.5	Lead
Construction	75	100	550	150	150	55	3
Operation	55	55	550	150	150	55	3

Source: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>

9.2 Local Air Quality

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. SCAQMD has also provided *Final Localized Significance Threshold Methodology* (LST Methodology), July 2008, which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO₂, CO, PM10, and PM2.5.

The LST Methodology provides Look-Up Tables with different thresholds based on the location and size of the project site and distance to the nearest sensitive receptors. As detailed above in Section 7.3, the project site is located in Monitoring Area 25, which covers the Lake Elsinore area.

The Look-Up Tables include site acreage sizes of 1-acre, 2-acres and 5-acres. The *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds*, prepared by SCAQMD, 2015, provides guidance on how to determine the appropriate site acreage size to utilize for a project. The Fact Sheet details the site acreage should be based on the maximum number of acres disturbed on the peak day of construction that is calculated on the construction equipment list utilized in the CalEEMod model, where crawler tractors, graders, and rubber-tired dozers are all assumed to disturb 0.5-acre in an 8-hour day and scrapers are assumed to disturb 1.0-acre in an 8-hour day. It should be noted that the methodology in the Fact Sheet was developed from the CalEEMod User Guide Appendix A, page 9, where the same acres disturbed per equipment type is detailed and is utilized in the CalEEMod model in order to determine the acres per day disturbed during site preparation and grading phases.

Table K lists all of the construction equipment modeled in CalEEMod and utilizes the methodology in the Fact Sheet to calculate the acres disturbed per day. As shown in Table K, the maximum disturbed per day would occur during the grading phase when 4.0-acres would be disturbed. As such, the 2-acre and 5-acre project sites shown in the Look-Up Tables were interpolated in order to calculate the 4.0-acre threshold that has been utilized in this analysis.

Table K – Construction Equipment Modeled in CalEEMod and Acres Disturbed per Day

Construction Activity	Equipment Type	Equipment Quantity	Acres Disturbed per piece of Equipment per Day ¹	Operating Hours per Day	Acres Disturbed per Day
Site Preparation	Rubber Tired Dozers	3	0.5	8	1.5
	Crawler Tractors	4	0.5	8	2.0
	Total Acres Disturbed per Day During Site Preparation				
Grading	Graders	2	0.5	8	0.5
	Excavators	1	0	8	0
	Rubber Tired Dozers	1	0.5	8	0.5
	Scrapers	2	1.0	8	2.0
	Crawler Tractors	2	0.5	8	1.0
Total Acres Disturbed per Day During Grading					4.0
Building Construction	Cranes	1	0	7	0
	Forklifts	3	0	8	0
	Generator Sets	1	0	8	0
	Tractors/Loaders/Backhoes	3	0	7	0
	Welders	1	0	8	0
Total Acres Disturbed per Day During Building Construction					0
Paving	Pavers	2	0	8	0
	Paving Equipment	2	0	8	0
	Rollers	2	0	8	0
Total Acres Disturbed per Day During Paving					0
Architectural Coating	Air Compressor	1	0	6	0
	Total Acres Disturbed per Day During Architectural Coating				
Maximum Acres Disturbed during All Construction Activities					4.0

Notes:

¹ Based on the Fact Sheet for Applying CalEEMod to Localized Significance Thresholds where crawler tractors, graders, and rubber-tired dozers disturb 0.5-acre in an 8-hour day and scrapers disturb 1.0-acre in an 8-hour day. All other equipment disturbs 0 acres per 8-hour day.

Source: CalEEMod Version 2020.4.0; SCAQMD, 2015.

The nearest sensitive receptors to the project site are mobile homes and a preschool located as near as 10 feet (3 meters) northwest of the project site, single-family homes located as near as 14 feet (4 meters) southeast of the project site, and townhomes located as near as 35 feet (11 meters) to the southwest of the project site. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. Table L below shows the LSTs for NO₂, PM10 and PM2.5 for both construction and operational activities.

Table L – SCAQMD Local Air Quality Thresholds of Significance

Activity	Allowable Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Construction	325	1,677	11	7
Operation	325	1,677	3	2

Notes:

¹ The nearest sensitive receptors to the project site are mobile homes located as near as 10 feet (3 meters) northwest of the project site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for two and five acres in Air Monitoring Area 25, Lake Elsinore.

9.3 Toxic Air Contaminants

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.

In order to determine if the proposed project may have a significant impact related to TACs, the *Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, (Diesel Analysis) prepared by SCAQMD, August 2003, recommends that if the proposed project is anticipated to create TACs through stationary sources or regular operations of diesel trucks on the project site, then the proximity of the nearest receptors to the source of the TAC and the toxicity of the HAP should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

9.4 Odor Impacts

The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

“A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

If the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact.

9.5 Energy Conservation

The 2020 CEQA California Environmental Quality Act Statutes & Guidelines (2020 CEQA Guideline) now include an Energy Section that analyzes the proposed project's energy consumption in order to avoid or

reduce inefficient, wasteful or unnecessary consumption of energy. Appendix F of the 2020 CEQA Statute and Guidelines, states the following:

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) Decreasing overall per capita energy consumption,
- (2) Decreasing reliance on fossil fuels such as coal, natural gas and oil, and
- (3) Increasing reliance on renewable energy sources.

Since the Energy Section was recently added, no state or local agencies have adopted specific criteria or thresholds to be utilized in an energy impact analysis. However, Appendix F, Subsection II.C of the 2018 CEQA Guidelines provides the following criteria for determining significance.

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
2. The effects of the project on local and regional energy supplies and on requirement for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

If the proposed project creates inefficient, wasteful or unnecessary consumption of energy during construction or operation activities or conflicts with a state or local plan for renewable energy or energy efficiency, then the proposed project would create a significant energy impact.

9.6 Greenhouse Gas Emissions

The City of Lake Elsinore has adopted the *City of Lake Elsinore Climate Action Plan* (CAP), on December 13, 2011, that includes a GHG emissions reduction target based on a community-wide emissions reduction to 6.6 MTCO₂e per service population per year by 2020 and 4.4 MTCO₂e per year by 2030. These efficiency-based targets were derived by dividing the statewide AB 32 targeted emissions levels for 2020 and statewide Executive Order S-3-05 targeted emissions level for 2030. These targets represent the maximum quantity emissions each person in the State of California could emit in 2020 and 2030 based on emissions levels necessary to achieve the statewide AB 32 and Executive Order S-3-05 GHG emissions reduction goals.

It should be noted that the CAP was prepared prior to the issuance of Executive Order B-30-15 on April 29, 2015 that provided a reduction goal of 40 percent below 1990 levels by 2030. This target was codified into statute through passage of AB 197 and SB 32 in September 2016. However, to date no air district or local agency within California has provided guidance on how to address AB 197 and SB 32 with relation to land use projects. In addition, the California Supreme Court's ruling on *Cleveland National Forest Foundation v. San Diego Association of Governments* (Cleveland v. SANDAG), Filed July 13, 2017 stated:

SANDAG did not abuse its discretion in declining to adopt the 2050 goal as a measure of significance in light of the fact that the Executive Order does not specify any plan or implementation measures to achieve its goal. In its response to comments, the EIR said: "It is uncertain what role regional land use and transportation strategies can or should play in achieving the EO's 2050 emissions reduction target. A recent California Energy Commission report concludes, however, that the primary strategies to achieve this target should be major 'decarbonization' of electricity supplies and fuels, and major improvements in energy efficiency [citation].

Although, the above court case was referencing California's GHG emission targets for the year 2050, at this time it is also unclear what role land use strategies can or should play in achieving the AB 197 and SB 32 reduction goal of 40 percent below 1990 levels by 2030. As such this analysis has relied on the project level analysis methodology provided in the CAP, which states: Specifically, the CAP is designed to:

Serve as the programmatic tiering document for the purposes of CEQA within the City of Lake Elsinore for GHG emissions, by which applicable projects will be reviewed. If a proposed development project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented as a result of the CAP, and the General Plan Update growth projections, the project's environmental review pertaining to GHG impacts may be streamlined as allowed by CEQA Guidelines Sections 15152 and 15183.5.

Therefore, the proposed project would be considered to be consistent with the CAP if the proposed project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented as a result of the CAP, and the General Plan Update growth projections.

10.0 IMPACT ANALYSIS

10.1 CEQA Thresholds of Significance

Consistent with CEQA and the State CEQA Guidelines, a significant impact related to air quality, energy, and GHG emissions would occur if the proposed project is determined to:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations;
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people;
- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation;
- Conflict with or obstruct a state or local plan for renewable energy;
- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

10.2 Air Quality Compliance

The proposed project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan (AQMP). The following section discusses the proposed project's consistency with the SCAQMD AQMP.

SCAQMD Air Quality Management Plan

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD AQMP. Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildup and phase.

Both of these criteria are evaluated in the following sections.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in this report, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance discussed above in Section 9.1 or local thresholds of significance discussed above in Section 9.2. The ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance discussed above in Section 9.1. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur and no mitigation would be required.

Therefore, based on the information provided above, the proposed project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the 2016 AQMP, which is the most current adopted AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016 AQMP was developed through use of the planning forecasts provided in the 2016 RTP/SCS and 2015 FTIP. The 2016 RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The 2016 RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The 2015 FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this project, the *Lakeshore Village Specific Plan* (Specific Plan), adopted October 28, 2003, defines the assumptions that are represented in AQMP.

The majority of the project site is designated as Attached Residential (AR) and the approximately 200 feet of the northeastern most portion of the project site is designated as Commercial / Residential Flex (CRF) in the Specific Plan and is zoned Lakeshore Village Specific Plan (SP). The proposed project is consistent with the current land use designation and would not require a General Plan Amendment or zone change. As such, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

Level of Significance

Less than significant impact.

10.3 Cumulative Net Increase in Non-Attainment Pollution

The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard. The following section calculates the potential air emissions associated with the construction and operations of the proposed project and compares the emissions to the SCAQMD standards.

Construction Emissions

The construction activities for the proposed project are anticipated to include site preparation and grading of the 10.29 gross acre project site, building construction of the townhomes, paving of the onsite roads and parking areas, sidewalks and hardscapes, and application of architectural coatings. The construction emissions have been analyzed for both regional and local air quality impacts.

Construction-Related Regional Impacts

The CalEEMod model has been utilized to calculate the construction-related regional emissions from the proposed project and the input parameters utilized in this analysis have been detailed in Section 8.1. The worst-case summer or winter daily construction-related criteria pollutant emissions from the proposed project for each phase of construction activities are shown below in Table M and the CalEEMod daily printouts are shown in Appendix A. Since it is possible that building construction, paving and architectural coating activities may occur concurrently towards the end of the building construction phase, Table M also shows the combined regional criteria pollutant emissions from building construction (year 2024), paving, and architectural coating phases of construction.

Table M – Construction-Related Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation¹						
Onsite	4.48	50.41	20.01	0.06	10.65	6.02
Offsite	0.08	0.32	0.81	<0.01	0.24	0.07
Total	4.56	50.73	20.81	0.06	10.90	6.08
Grading¹						
Onsite	3.91	41.69	28.08	0.07	5.68	3.01
Offsite	0.11	1.89	1.24	0.01	0.55	0.17
Total	4.02	43.58	29.31	0.08	6.23	3.17
Building Construction (year 2023)						
Onsite	1.57	14.38	16.24	0.03	0.70	0.66
Offsite	0.70	1.97	7.10	0.02	2.29	0.63
Total	2.27	16.36	23.34	0.05	2.99	1.29
Combined Building Construction (year 2024), Paving, and Architectural Coatings						
Onsite	50.11	24.19	32.60	0.05	1.14	1.07
Offsite	0.22	0.14	2.23	0.01	0.73	0.20
Total	50.33	24.32	34.83	0.06	1.87	1.26
Maximum Daily Construction Emissions	50.33	50.73	34.83	0.08	10.90	6.08

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² Onsite emissions from equipment not operated on public roads.

³ Offsite emissions from vehicles operating on public roads.

Source: CalEEMod Version 2020.4.0.

Table M shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds during either site preparation, grading, or the combined building construction, paving and architectural coatings phases. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from construction were analyzed through utilizing the methodology described in *Localized Significance Threshold Methodology* (LST Methodology), prepared by SCAQMD, revised October 2009. The LST Methodology found the primary criteria pollutant emissions of concern are NOx, CO, PM10, and PM2.5. In order to determine if any of these pollutants require a detailed analysis of the local air quality impacts, each phase of construction was screened using the SCAQMD's Mass Rate LST Look-up Tables. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily onsite emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Table N shows the onsite emissions from the CalEEMod model for the different construction phases and the calculated localized emissions thresholds that have been detailed above in Section 8.2. Since it is possible that building construction, paving and architectural coating activities may occur concurrently towards the end of the building construction phase, Table N also shows the combined local criteria pollutant emissions from year 2024 building construction and architectural coating phases of construction.

Table N – Construction-Related Local Criteria Pollutant Emissions

Construction Phase	Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation ²	50.45	20.11	10.68	6.02
Grading ²	41.93	28.23	5.75	3.03
Building Construction (Year 2023)	14.63	17.13	0.99	0.74
Combined Building Construction, Paving and Architectural Coatings (Year 2024)	24.20	32.88	1.23	1.09
Maximum Daily Construction Emissions	50.45	32.88	10.68	6.02
SCAQMD Local Construction Thresholds³	325	1,677	11	7
Exceeds Threshold?	No	No	No	No

Notes:

¹ The Pollutant Emissions include 100% of the On-Site emissions (off-road equipment and fugitive dust) and 1/8 of the Off-Site emissions (on road trucks and worker vehicles), in order to account for the on-road emissions that occur within a ¼ mile of the project site.

² Site Preparation and Grading phases based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

³ The nearest offsite sensitive receptors to the project site are mobile homes located as near as 10 feet (3 meters) northwest of the project site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for two and five acres in Air Monitoring Area 25, Lake Elsinore.

The data provided in Table N shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds during either site preparation, grading, building construction, or the combined building construction, paving and application of architectural coatings phases. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Operational Emissions

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips, emissions from energy usage, onsite area source emissions created from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the on-going operations of the proposed project.

Operations-Related Regional Criteria Pollutant Analysis

The operations-related regional criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model and the input parameters utilized in this analysis have been detailed in Section 8.1. The worst-case summer or winter VOC, NOx, CO, SO₂, PM10, and PM2.5 daily emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table O and the CalEEMod daily emissions printouts are shown in Appendix A.

Table O – Operational Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ¹	7.52	0.13	11.55	<0.01	0.06	0.06
Energy Usage ²	0.09	0.75	0.32	<0.01	0.06	0.06
Mobile Sources ³	2.84	3.62	24.93	0.06	5.66	1.54
Total Emissions	10.45	4.50	36.79	0.06	5.78	1.66
SCAQMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from consumer products, architectural coatings, hearths, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage (non-hearth).

³ Mobile sources consist of emissions from vehicles and road dust.

Source: Calculated from CalEEMod Version 2020.4.0.

The data provided in Table O shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

In *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (also referred to as “*Friant Ranch*”), the California Supreme Court held that when an EIR concluded that when a project would have significant impacts to air quality impacts, an EIR should “make a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” In order to determine compliance with this Case, the Court developed a multi-part test that includes the following:

- 1) The air quality discussion shall describe the specific health risks created from each criteria pollutant, including diesel particulate matter.

This Analysis details the specific health risks created from each criteria pollutant above in Section 4.1 and specifically in Table B. In addition, the specific health risks created from diesel particulate matter is detailed above in Section 2.2 of this analysis. As such, this analysis meets the part 1 requirements of the Friant Ranch Case.

- 2) The analysis shall identify the magnitude of the health risks created from the Project. The Ruling details how to identify the magnitude of the health risks. Specifically, on page 24 of the ruling it states “The Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision makers of possible adverse health effects. The County could have, for example, identified the Project’s impact on the days of nonattainment per year.”

The Friant Ranch Case found that an EIR’s air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided. As noted in the Brief of Amicus Curiae by the SCAQMD in the Friant Ranch case (<https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf>) (Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. The SCAQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors. It is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). The Brief states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on “speculation” (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk value is only a calculation of risk, it does not necessarily mean anyone will contract cancer as a result of the Project. The Brief also cites the author of the CARB methodology, which reported that a PM2.5 methodology is not suited for small projects and may yield unreliable results. Similarly, SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NOX or VOC emissions from relatively small projects, due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful.

On the other hand, for extremely large regional projects (unlike the proposed project), the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NOx and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone. As shown above in Table M, project-related construction activities would generate a maximum

of 50.33 pounds per day of VOC and 50.73 pounds per day of NOx and as shown above in Table O, operation of the proposed project would generate 10.45 pounds per day of VOC and 4.50 pounds per day NOx. The proposed project would not generate anywhere near these levels of 6,620 pounds per day of NOx or 89,190 pounds per day of VOC emissions. Therefore, the proposed project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

Notwithstanding, this analysis does evaluate the proposed project's localized impact to air quality for emissions of CO, NOx, PM10, and PM2.5 by comparing the proposed project's onsite emissions to the SCAQMD's applicable LST thresholds. As evaluated in this analysis, the proposed project would not result in emissions that exceeded the SCAQMD's LSTs. Therefore, the proposed project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NOx, PM10, and PM2.5.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards of 20 ppm over one hour or 9 ppm over eight hours.

At the time of the 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Air Basin and in the state have steadily declined. In 2007, the Air Basin was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles³ during the peak morning and afternoon periods and did not predict a violation of CO standards. Since the nearby intersections to the proposed project are much smaller with less traffic than what was analyzed by the SCAQMD, no local CO Hotspot are anticipated to be created from the proposed project and no CO Hotspot modeling was performed. Therefore, a less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

³The four intersections analyzed by the SCAQMD were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning and LOS F in the evening peak hour.

Local Criteria Pollutant Impacts from Onsite Operations

Project-related air emissions from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances may have the potential to create emissions areas that exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from onsite operations were analyzed using the SCAQMD's Mass Rate LST Look-up Tables and the methodology described in LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. Table N shows the onsite emissions from the CalEEMod model that includes area sources, energy usage, and vehicles operating in the immediate vicinity of the project site and the calculated emissions thresholds.

Table P – Operations-Related Local Criteria Pollutant Emissions

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.13	11.55	0.06	0.06
Energy Usage	0.75	0.32	0.06	0.06
Mobile Sources	0.45	3.12	0.71	0.19
Total Emissions	1.33	14.98	0.83	0.32
SCAQMD Local Operational Thresholds¹	325	1,677	3	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ The nearest offsite sensitive receptors to the project site are mobile homes located as near as 10 feet (3 meters) northwest of the project site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for two and five acres in Air Monitoring Area 25, Lake Elsinore.

The data provided in Table N shows that the on-going operations of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance discussed above in Section 9.2. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to onsite emissions and no mitigation would be required.

Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

Level of Significance

Less than significant impact.

10.4 Sensitive Receptors

The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The local concentrations of criteria pollutant emissions produced in the nearby vicinity of the proposed project, which may expose sensitive receptors to substantial concentrations have been calculated above in Section 10.3 for both construction and operations, which are discussed separately below. The discussion below also includes an analysis of the potential impacts from toxic air contaminant emissions. The nearest sensitive receptors to the project site are mobile homes and a preschool located as near as

10 feet northwest of the project site, single-family homes located as near as 14 feet southeast of the project site, and townhomes located as near as 35 feet southwest of the project site.

Construction-Related Sensitive Receptor Impacts

The construction activities for the proposed project are anticipated to include site preparation and grading of the 10.29 gross acre project site, building construction of the townhomes, paving of the onsite roads and parking areas, sidewalks and hardscapes, and application of architectural coatings. Construction activities may expose sensitive receptors to substantial pollutant concentrations of localized criteria pollutant concentrations and from toxic air contaminant emissions created from onsite construction equipment, which are described below.

Local Criteria Pollutant Impacts from Construction

The local air quality impacts from construction of the proposed project have been analyzed above in Section 10.3 and found that the construction of the proposed project would not exceed the local NO_x, CO, PM10 and PM2.5 thresholds of significance discussed above in Section 9.2. Therefore, construction of the proposed project would create a less than significant construction-related impact to local air quality and no mitigation would be required.

Toxic Air Contaminants Impacts from Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. It should be noted that the most current cancer risk assessment methodology recommends analyzing a 30 year exposure period for the nearby sensitive receptors (OEHHA, 2015).

Given the relatively limited number of heavy-duty construction equipment, the varying distances that construction equipment would operate to the nearby sensitive receptors, and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. In addition, California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 regulates emissions from off-road diesel equipment in California. This regulation limits idling of equipment to no more than five minutes, requires equipment operators to label each piece of equipment and provide annual reports to CARB of their fleet’s usage and emissions. This regulation also requires systematic upgrading of the emission Tier level of each fleet, and currently no commercial operator is allowed to purchase Tier 0 or Tier 1 equipment and by January 2023 no commercial operator is allowed to purchase Tier 2 equipment. In addition to the purchase restrictions, equipment operators need to meet fleet average emissions targets that become more stringent each year between years 2014 and 2023. By January, 2022, 50 percent or more of all contractors’ equipment fleets must be Tier 2 or higher. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project. As such, construction of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

Operations-Related Sensitive Receptor Impacts

The on-going operations of the proposed project may expose sensitive receptors to substantial pollutant concentrations of local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analyzes the vehicular CO emissions. Local criteria pollutant impacts from onsite operations, and toxic air contaminant impacts.

Local CO Hotspot Impacts from Project-Generated Vehicle Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential impacts to sensitive receptors. The analysis provided above in Section 10.3 shows that no local CO Hotspots are anticipated to be created at any nearby intersections from the vehicle traffic generated by the proposed project. Therefore, operation of the proposed project would result in a less than significant exposure of offsite sensitive receptors to substantial pollutant concentrations.

Local Criteria Pollutant Impacts from Onsite Operations

The local air quality impacts from the operation of the proposed project would occur from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. The analysis provided above in Section 10.3 found that the operation of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance discussed above in Section 9.2. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

Operations-Related Toxic Air Contaminant Impacts

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas and according to *The California Almanac of Emissions and Air Quality 2013 Edition*, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is from diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips that are anticipated to be generated by the on-going operation of the proposed townhomes, a less than significant TAC impact would be created from the on-going operations of the proposed project and no mitigation would be required.

Level of Significance

Less than significant impact.

10.5 Odor Emissions

The proposed project would not create objectionable odors affecting a substantial number of people. Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness

of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the project site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality, this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration. Potential odor impacts have been analyzed separately for construction and operations below.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Through compliance with the applicable regulations that reduce odors and due to the transitory nature of construction odors, a less than significant odor impact would occur and no mitigation would be required.

Operations-Related Odor Impacts

The proposed project would consist of the development of a multifamily residential development. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 and City trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and no mitigation would be required.

Level of Significance

Less than significant impact.

10.6 Energy Consumption

The proposed project would impact energy resources during construction and operation. Energy resources that would be potentially impacted include electricity, natural gas, and petroleum based fuel supplies and distribution systems. This analysis includes a discussion of the potential energy impacts of the proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. A general definition of each of these energy resources are provided below.

Electricity, a consumptive utility, is a man-made resource. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands. In 2020, Riverside County consumed 16,858 Gigawatt-hours per year of electricity⁴.

Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs, mainly located outside the State, and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network and, therefore, resource availability is typically not an issue. Natural gas satisfies almost one-third of the State's total energy requirements and is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet. In 2020, Riverside County consumed 436.94 Million Therms of natural gas⁵.

Petroleum-based fuels currently account for a majority of the California's transportation energy sources and primarily consist of diesel and gasoline types of fuels. However, the state has been working on developing strategies to reduce petroleum use. Over the last decade California has implemented several policies, rules, and regulations to improve vehicle efficiency, increase the development and use of alternative fuels, reduce air pollutants and GHG emissions from the transportation sector, and reduce vehicle miles traveled (VMT). Accordingly, petroleum-based fuel consumption in California has declined. In 2017, 1,052 million gallons of gasoline and 148 million gallons of diesel was sold in Riverside County⁶.

The following section calculates the potential energy consumption associated with the construction and operations of the proposed project and provides a determination if any energy utilized by the proposed project is wasteful, inefficient, or unnecessary consumption of energy resources.

Construction Energy

The construction activities for the proposed project are anticipated to include site preparation and grading of the 10.29-acre project site, building construction of the townhomes, paving of the onsite roads and parking areas, sidewalks and hardscapes, and application of architectural coatings. The proposed project would consume energy resources during construction in three (3) general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, as well as delivery and haul truck trips (e.g. hauling of demolition material to off-site reuse and disposal facilities);
2. Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,

4 Obtained from: <http://www.ecdms.energy.ca.gov/elecbycounty.aspx>

5 Obtained from: <http://www.ecdms.energy.ca.gov/gasbycounty.aspx>

6 Obtained from: https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/

3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction-Related Electricity

During construction the proposed project would consume electricity to construct the proposed warehouse and infrastructure. Electricity would be supplied to the project site by Southern California Edison and would be obtained from the existing electrical lines in the vicinity of the project site. The use of electricity from existing power lines rather than temporary diesel or gasoline powered generators would minimize impacts on fuel consumption. Electricity consumed during project construction would vary throughout the construction period based on the construction activities being performed. Various construction activities include electricity associated with the conveyance of water that would be used during project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the proposed project would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies and infrastructure. Therefore, the use of electricity during project construction would not be wasteful, inefficient, or unnecessary.

Since there are currently power lines in the vicinity of the project site, it is anticipated that only nominal improvements would be required to Southern California Edison Utility distribution lines and equipment with development of the proposed project. Compliance with City's guidelines and requirements would ensure that the proposed project fulfills its responsibilities relative to infrastructure installation, coordinates any electrical infrastructure removals or relocations, and limits any impacts associated with construction of the project. Construction of the project's electrical infrastructure is not anticipated to adversely affect the electrical infrastructure serving the surrounding uses or utility system capacity.

Construction-Related Natural Gas

Construction of the proposed project typically would not involve the consumption of natural gas. Natural gas would not be supplied to support construction activities, thus there would be no demand generated by construction. Since the project site is adjacent to roads that currently have natural gas lines, construction of the proposed project would be limited to installation of new natural gas connections within the project site. Development of the proposed project would likely not require extensive infrastructure improvements to serve the project site. Construction-related energy usage impacts associated with the installation of natural gas connections are expected to be confined to trenching in order to place the lines below surface. In addition, prior to ground disturbance, the proposed project would notify and coordinate with SoCalGas to identify the locations and depth of all existing gas lines and avoid disruption of gas service. Therefore, construction-related impacts to natural gas supply and infrastructure would be less than significant.

Construction-Related Petroleum Fuel Use

Petroleum-based fuel usage represents the highest amount of transportation energy potentially consumed during construction, which would be utilized by both off-road equipment operating on the project site and on-road automobiles transporting workers to and from the project site and on-road trucks transporting equipment and supplies to the project site.

The off-road construction equipment fuel usage was calculated through use of the off-road equipment assumptions and fuel use assumptions shown above in Section 8.2, which found that construction of the proposed project would consume 31,749 gallons of gasoline and 70,311 gallons of diesel fuel. This equates to 0.003 percent of the gasoline and 0.05 percent of the diesel used annually in Riverside County. As such, the construction-related petroleum use would be nominal, when compared to current county-wide petroleum usage rates.

Construction activities associated with the proposed project would be required to adhere to all State and SCAQMD regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency standards. As such, construction activities for the proposed project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Impacts regarding transportation energy would be less than significant. Development of the project would not result in the need to manufacture construction materials or create new building material facilities specifically to supply the proposed project. It is difficult to measure the energy used in the production of construction materials such as asphalt, steel, and concrete, it is reasonable to assume that the production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business.

Operational Energy

The on-going operation of the proposed project would require the use of energy resources for multiple purposes including, but not limited to, heating/ventilating/air conditioning (HVAC), refrigeration, lighting, appliances, and electronics. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips.

Operations-Related Electricity

Operation of the proposed project would result in consumption of electricity at the project site. As detailed above in Section 8.2 the proposed project would consume 38,148 kilowatt-hours per year of electricity. This equates to 0.0002 percent of the electricity consumed annually in Riverside County. As such, the operations-related electricity use would be nominal, when compared to current electricity usage rates in the County.

It should be noted that the proposed project will be required to meet the 2019 Title 24, Part 6 building energy efficiency standards that have been developed to meet the State's goal of zero-net-energy use for new homes. The zero net energy use will be achieved through a variety of measures to make new homes more energy efficient and by also requiring installation of photovoltaic systems of adequate size to generate enough electricity to meet the zero-net energy use standard. The size of the PV system required for the project pursuant to the 2019 Title 24 standards was calculated above in Section 8.1, which found that the proposed project would need to install at least 270.5 Kilowatts of photovoltaic panels within the proposed project. Although, the CalEEMod model found that with implementation of the 2019 Title 24 Part 6 standards, that the proposed project would continue to utilize a nominal amount of power, it should be noted that the electricity usage and emission rates utilized by the CalEEMod model are based on regional average usage rates for existing homes, which were not all built to the most current Title 24 Part 6, standards, so the CalEEMod model provides a conservative or worst-case analysis of electricity use from the proposed project. Therefore, it is anticipated the proposed project will be designed and built to minimize electricity use and that existing and planned electricity capacity and electricity supplies would be sufficient to support the proposed project's electricity demand. Thus, impacts with regard to electrical

supply and infrastructure capacity would be less than significant and no mitigation measures would be required.

Operations-Related Natural Gas

Operation of the proposed project would result in increased consumption of natural gas at the project site. As detailed above in Section 8.2 the proposed project would consume 2,954 MBTU per year of natural gas. This equates to 0.007 percent of the natural gas consumed annually in Riverside County. As such, the operations-related natural gas use would be nominal, when compared to current natural gas usage rates in the County.

It should be noted that, the proposed project would comply with all Federal, State, and County requirements related to the consumption of natural gas, that includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and HVAC units. Therefore, it is anticipated the proposed project will be designed and built to minimize natural gas use and that existing and planned natural gas capacity and natural gas supplies would be sufficient to support the proposed project's natural gas demand. Thus, impacts with regard to natural gas supply and infrastructure capacity would be less than significant and no mitigation measures would be required.

Operations-Related Vehicular Petroleum Fuel Usage

Operation of the proposed project would result in increased consumption of petroleum-based fuels related to vehicular travel to and from the project site. As detailed above in Section 8.2 the proposed project would consume 96,795 gallons of gasoline per year from vehicle travel. This equates to 0.009 percent of the gasoline consumed annually in Riverside County. As such, the operations-related petroleum use would be nominal, when compared to current petroleum usage rates

It should be noted that, the proposed project would comply with all Federal, State, and City requirements related to the consumption of transportation energy that includes California Code of Regulations Title 24, Part 10 California Green Building Standards that require that all new garages to install electrical panels of adequate size to support the installation of electric vehicle charging systems. The proposed project would also be located as near as 540 feet from an existing Riverside Transit bus stop, which will encourage the use of public transportation. Therefore, it is anticipated the proposed project will be designed and built to minimize transportation energy through the promotion of the use of electric-powered vehicles and it is anticipated that existing and planned capacity and supplies of transportation fuels would be sufficient to support the proposed project's demand. Thus, impacts with regard transportation energy supply and infrastructure capacity would be less than significant and no mitigation measures would be required.

In conclusion, the proposed project would comply with regulatory compliance measures outlined by the State and City related to Air Quality, Greenhouse Gas Emissions (GHG), Transportation/Circulation, and Water Supply. Additionally, the proposed project would be constructed in accordance with all applicable City Building and Fire Codes. Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.

Level of Significance

Less than significant impact.

10.7 Energy Plan Consistency

The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicable energy plan for the proposed project is the *City of Lake Elsinore General Plan*, adopted December 13, 2011. The proposed project's consistency with the applicable energy-related policies in the General Plan are shown in Table Q.

Table Q – Proposed Project Compliance with Applicable General Plan Energy Policies

Policy No.	General Plan Policy	Proposed Project Implementation Actions
12.1	Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.	Consistent. The project applicant has received "Will Serve" letters from Southern California Edison and SoCal Gas verifying that the energy utilities are able to accommodate the additional demand for service.
12.2	Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential and non-residential development or specific plans, to ensure the projected electric loads for these projects are factored into SCE's load forecasts for the community.	Consistent. The project applicant has informed Southern California Edison of the proposed project.
12.3	Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies	Consistent. The proposed project is required to be designed to meet the Title 24 Part 6 Building Energy Efficiency Standards that require the incorporation of energy-efficient building features. The City requires a Title 24 report to be completed that shows compliance with the current Title 24 requirements, prior to issuance of a building permit.

Source: City of Lake Elsinore, 2011.

As shown in Table Q, the proposed project would be consistent with all applicable energy-related policies from the General Plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Level of Significance

Less than significant impact.

10.8 Generation of Greenhouse Gas Emissions

The proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The proposed project would consist of a residential development with 140 townhomes. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The City of Lake Elsinore has adopted the *City of Lake Elsinore Climate Action Plan* (Climate

Action Plan), on December 13, 2011, which provides a service population efficiency target of 4.4 MTCO₂e per year for year 2030.

In order to determine if the proposed project meets the efficiency targets set forth in the Climate Action Plan, the GHG emissions from the proposed project have been calculated with the CalEEMod model based on the construction and operational parameters detailed above in Section 8.1. A summary of the results is shown below in Table R and the CalEEMod model run is provided in Appendix D.

Table R – Project Related Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO₂	CH₄	N₂O	CO₂e
Area Sources ¹	2.36	<0.01	0.00	2.42
Energy Usage ²	164.40	<0.01	<0.01	165.37
Mobile Sources ³	895.79	0.05	0.05	910.71
Solid Waste ⁴	28.21	1.67	0.00	69.88
Water and Wastewater ⁵	36.97	0.30	<0.01	29.75
Construction ⁶	29.38	<0.01	<0.01	29.75
Total GHG Emissions	1,157.11	2.02	0.06	1,224.75
SCAQMD Draft Threshold of Significance				3,000
Service Population⁷				400
GHG Emissions per Service Population				3.06
City of Lake Elsinore Year 2030 Efficiency Target⁸				4.4

Notes:

¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consists of GHG emissions from electricity and natural gas usage.

³ Mobile sources consist of GHG emissions from vehicles.

⁴ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.

⁷ Service Population represent number of residents and obtained from CalEEMod.

⁸ Obtained from City of Lake Elsinore Climate Action Plan, December 13, 2011.

Source: CalEEMod Version 2020.4.0.

The data provided in Table R shows that the proposed project would create 1,224.75 MTCO₂e per year and would result in an efficiency rate of 3.06 MTCO₂e per year per service population. The GHG emissions created from the proposed project would be within the CAP's Year 2030 Efficiency Target of 4.4 MTCO₂e per year. In addition, as detailed below in Section 10.9, the proposed project would be consistent with the applicable measures in the GHG Reduction Plan. Therefore, a less than significant generation of greenhouse gas emissions would occur from development of the proposed project. Impacts would be less than significant.

Level of Significance

Less than significant impact.

10.9 Greenhouse Gas Plan Consistency

The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The City of Lake Elsinore has adopted the *City of Lake Elsinore Climate Action Plan* (Climate Action Plan), on December 13, 2011. The Climate Action Plan provides specific measures to be implemented in new developments to reduce GHG emissions as well as

a GHG emissions reduction target based on a community-wide emissions reduction to 4.4 MTCO₂e per service population per year by 2030. Table S provides a list of the reduction measures for new residential developments included in the Climate Action Plan. Table S also provides a project consistency analysis of each measure.

Table S – GHG Reduction Measures for New Residential Developments and Project Consistency

Local Measure	Measure Description	Project Consistency
T-1.1: Safe Routes to School	Continue to pursue and utilize grant funding when needed to construct safe pedestrian and bicycle routes within a two mile radius of schools where applicable.	Not Applicable. This measure is applicable to the City Public Works Department.
T-1.2: Pedestrian Infrastructure	Through the development review process, require the installation of sidewalks along new and reconstructed streets. Also require new subdivisions and large developments to provide sidewalks or paths to internally link all uses where applicable and provide connections to neighborhood activity centers, major destinations, and transit facilities contiguous with the project site; implement through conditions of approval.	Consistent. Project Design Feature 1 is provided that requires the installation of sidewalks along all new streets as well as internal sidewalks to connect to neighborhood activity centers, major destinations, and transit facilities.
T-1.4: Bicycle Infrastructure	Through the development review process, require new development, as applicable, to implement and connect to the network of Class I, II and III bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trials Master Plan and Western Riverside County Non-Motorized Transportation plan, implement through conditions of approval. The City will also continue to pursue and utilize funding when needed to implement portions of these plans.	Consistent. Project Design Feature 2 is provided which requires the installation of a bike lane along the project site boundary with Lakeshore Drive to connect to the Class II bikeway currently located on Lakeshore Drive. See the Lake Elsinore General Plan Circulation Element, Figure 2.5 Bikeway Plan.
T-3.1: Mixed Use, High Density, Infill and Transit Oriented Development	Revise the Land Use Map and Municipal Code to allow for and/or increase the amount of mixed use, high density, infill and transit oriented development. Mixed-use projects should be targeted in the Historic and Ballpark Districts, as well as other areas where services are within walking distance. High density projects should be located in urbanized areas adjacent to services and transportation. Update the Municipal Code for consistency between zoning regulations and General Plan land use designations.	Consistent. The proposed project will be developed on a street with commercial uses located within walking distance and the nearest bus stop is located as near as 540 feet southeast of the project site.
E-1.1: Tree Planting Requirements	Require new development to plant at minimum one 15-gallon nondeciduous, umbrella-form tree per 30 linear feet of boundary length near buildings, per the Municipal Code. Trees shall be planted in strategic locations around buildings or to shade pavement in parking lots and streets.	Consistent. Project Design Feature 3 is provided that requires the applicant to prepare a landscape plan that meets the requirement to plant a minimum of one 15 gallon nondeciduous umbrella form tree per 30 linear feet of boundary length.
E-1.3: Energy Efficient Building Standards	Adopt an ordinance requiring that all new construction exceed the California Energy Code requirements, based on the 2008 Energy Efficiency	Consistent. The proposed project will be required to be designed to meet the Title 24 Part 6 year 2019 Building Energy

Local Measure	Measure Description	Project Consistency
	Standards by 15% (consistent with CalGreen Tier 1), through either the performance based or prescriptive approach described in the California Green Building Code; implement through conditions of approval. Alternatively, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15% requirement.	Efficiency standards that provide over 40% greater efficiency than the 2008 Energy Efficiency Standards.
E-4.1: Landscaping Ordinance	Enforce the City's Assembly Bill 1881 Landscaping Ordinance; implement through conditions of approval.	Consistent. Project Design Feature 3 is provided that requires the Landscape Plan to be designed to be consistent with the requirements of AB 1881.
E-4.2: Indoor Water Conservation Requirements	Amend the City's Uniform Building Code to require development projects to reduce indoor water consumption by 30% (consistent with CalGreen Tier 1, Section A5.303.2.3.1), and implement through conditions of approval.	Consistent. The proposed project will utilize water fixtures that are sold in California that are required to meet CCR Title 20, Sections 1601 – 1608 that require all water fixtures to be low flow and provide an average water use reduction of 30%.
S-1.4: Construction and Demolition Waste Diversion	Amend the Municipal Code to require development projects to divert, recycle or salvage at least 65% of nonhazardous construction and demolition debris generated at the site by 2020 (consistent with CalGreen Tier 1, Section A 5.408.3.1). Require all construction and demolition projects to be accompanied by a waste management plan for the project and a copy of the completed waste management report shall be provided upon completion.	Consistent. Project Design Feature 4 is provided that requires the building contractor for the proposed project to recycle a minimum of 65 percent of the nonhazardous construction debris and to prepare a waste management plan that details how this is achieved.

Source: City of Lake Elsinore Climate Action Plans, December 13, 2011.

As shown above in Table S, with implementation of Project Design Features 1, 2, 3, and 4, the proposed project is consistent with the applicable local measures provided in the Climate Action Plan. In addition, Section 10.8 above, found that the proposed project would comply with the Climate Action Plan's year 2030 efficiency target of 4.4 MTCO₂e per year. Therefore, the proposed project would comply with the Climate Action Plan's local measures and reduction targets and would not conflict with the applicable plan for reducing GHG emissions. Impacts would be less than significant.

Level of Significance

Less than significant impact.

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APPENDIX A

CalEEMod Model Daily Printouts

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

Lakeshore Dr 10 Acres Residential Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	3.29	Acre	3.29	143,312.40	0
Recreational Swimming Pool	37.46	1000sqft	0.86	37,460.00	0
Condo/Townhouse	140.00	Dwelling Unit	6.14	329,904.00	400

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MMWhr)	0.033	N2O Intensity (lb/MMWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site 10.29 gross acres

Construction Phase - Construction schedule provided by applicant

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Site Preparation - 3 Rubber Tired Dozers and 4 Crawler Tractors

Trips and VMT - 6 vendor truck trips per day added to Demolition, Site Prep and Grading phases to account for water truck emissions
Grading - Export 3,714 cu yds of dirt

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

Vehicle Trips - Daily Trips set to match Traffic Study of 7.2 daily trips per condo

Woodstoves - No woodstoves or fireplaces

Construction Off-road Equipment Mitigation - Water Exposed Area 3x per day selected to account for SCAQMD Rule 403 Minimum requirements

Mobile Land Use Mitigation - Increase Transit Accessibility 0.1 mile to bus stop. Improve Ped Network on Project Site and Connecting Offsite

Water Mitigation - Install low-flow fixtures and use water-efficient irrigation selected to account for Title 24 Part 11 min requirements

Waste Mitigation - 50% reduction in waste selected to account for AB 341

Energy Mitigation - 658,178 kWh generated from solar PV panels

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblFireplaces	NumberGas	119.00	0.00
tblFireplaces	NumberNoFireplace	14.00	140.00
tblFireplaces	NumberWood	7.00	0.00
tblGrading	MaterialExported	0.00	3,714.00
tblLandUse	LandUseSquareFeet	140,000.00	329,904.00
tblLandUse	LotAcreage	8.75	6.14
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblVehicleTrips	ST_TR	8.14	7.20
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	6.28	7.20
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	7.32	7.20
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	7.00	0.00
tblWoodstoves	NumberNoncatalytic	7.00	0.00

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2022	4.5597	50.7121	20.8111	0.0599	22.0176	2.1636	24.1813	10.3959	1.9907	12.3865	0.0000	5.819.039	5.819.039	0.0218	5.870.274	7	
2023	4.0210	43.4791	29.3150	0.0830	10.8124	1.6917	12.5042	3.9152	1.5571	5.4724	0.0000	8.144.848	8.144.848	2.2582	0.1647	8,250,215	3
2024	50.5805	26.1142	40.9988	0.0821	2.8255	1.1668	3.9924	0.7559	1.0915	1.8474	0.0000	8.094.535	8.094.535	1.3902	0.1706	8,180,126	9
Maximum	50.5805	50.7121	40.9988	0.0830	22.0176	2.1636	24.1813	10.3959	1.9907	12.3865	0.0000	8.144.848	8.144.848	2.2582	0.1706	8,250,215	3

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2022	4.5597	50.7121	20.8111	0.0599	8.7331	2.1636	10.8967	4.0937	1.9907	6.0844	0.0000	5.819.039	5.819.039	0.0218	5.870.274	7	
2023	4.0210	43.4791	29.3150	0.0830	4.5418	1.6917	6.2335	1.6151	1.5571	3.1723	0.0000	8.144.848	8.144.848	2.2582	0.1647	8,250,215	3
2024	50.5805	26.1142	40.9988	0.0821	2.8255	1.1668	3.9924	0.7559	1.0915	1.8474	0.0000	8.094.535	8.094.535	1.3902	0.1706	8,180,126	9
Maximum	50.5805	50.7121	40.9988	0.0830	8.7331	2.1636	10.8967	4.0937	1.9907	6.0844	0.0000	8.144.848	8.144.848	2.2582	0.1706	8,250,215	3

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	54.84	0.00	48.07	57.09	0.00	43.65	0.00	0.00	0.00	0.00	0.00	0.00

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Area	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057	
Energy	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		
Mobile	3.1394	4.1024	30.8785	0.0714	7.2777	0.0546	7.3323	1.9416	0.0511	1.9927	7,394.822	7,394.822	0.3473	0.3327	7,502.652	3	
Total	10.7516	4.9813	42.7453	0.0768	7.2777	0.1789	7.4566	1.9416	0.1754	2.1170	0.0000	8,367.762	8,367.762	0.3856	0.3502	8,481.750	1

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Area	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057	
Energy	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		
Mobile	2.8408	3.3621	24.9265	0.0555	5.6174	0.0430	5.6604	1.4986	0.0403	1.5389	5,749.094	5,749.094	0.2917	0.2710	5,837.156	1	
Total	10.4530	4.2410	36.7934	0.0609	5.6174	0.1673	5.7847	1.4986	0.1646	1.6632	0.0000	6,722.034	6,722.034	0.3299	0.2885	6,816.253	9

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	2.78	14.86	13.92	20.70	22.81	6.46	22.42	22.81	6.18	21.44	0.00	19.67	19.67	14.44	17.61	19.64

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days	Num Weeks	Phase Description
1	Site Preparation	Site Preparation	12/16/2022	12/29/2022	5	10	
2	Grading	Grading	1/2/2023	2/1/2023	5	30	
3	Building Construction	Building Construction	2/11/2023	4/5/2024	5	300	
4	Paving	Paving	2/5/2024	4/5/2024	5	45	
5	Architectural Coating	Architectural Coating	2/5/2024	4/5/2024	5	45	

Acres of Grading (Site Preparation Phase): 35

Acres of Grading (Grading Phase): 120

Acres of Paving: 3.29

Residential Indoor: 668,056; Residential Outdoor: 222,685; Non-Residential Indoor: 1,212; Non-Residential Outdoor: 404; Striped Parking Area: 8,599 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Crawler Tractors	4	8.00	212	0.43
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Crawler Tractors	2	8.00	212	0.43
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

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

Grading	Scrapers	2	8.00	367	0.48
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Length	Worker Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Grading	8	20.00	6.00	464.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Building Construction	9	177.00	45.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Architectural Coating	1	35.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315				0.0000		0.0000
Off-Road	4.4790	50.4124	20.0063	0.0570		2.1590	2.1590		1.9862	1.9862		5.517.235	5.517.235	1.7844	5	5,561.845
Total	4.4790	50.4124	20.0053	0.0570	21.7780	2.1590	23.9370	10.3315	1.9862	12.3177	5.517.235	5.517.235	1.7844	5	5,561.845	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	9.7600e-003	0.2537	0.0882	1.0900e-003	0.0384	3.6600e-003	0.0421	0.0111	3.5000e-003	0.0146	115.7672	115.7672	1.2300e-003	0.0172	120.9138	
Worker	0.0709	0.0460	0.7176	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543	186.0370	186.0370	4.6100e-003	0.03	187.5158	
Total	0.0807	0.2997	0.8058	2.9200e-003	0.2396	4.6600e-003	0.2443	0.0644	4.4200e-003	0.0689	301.8042	301.8042	5.8400e-003	0.0218	308.4296	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.2 Site Preparation - 2022****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293						0.0000	
Off-Road	4.4790	50.4124	20.0053	0.0570		2.1590			1.9862		0.0000	5.517.235	5.517.235	5.517.235	1.7844		5,561.845
Total	4.4790	50.4124	20.0053	0.0570	8.4934	2.1590	10.6524	4.0293	1.9862	6.0155	0.0000	5.517.235	5.517.235	5.517.235	1.7844	5,561.845	1

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	9.7600e-003	0.2537	0.0882	1.0900e-003	0.0384	3.6600e-003	0.0421	0.0111	3.5000e-003	0.0146				115.7672	115.7672	1.2300e-003
Worker	0.0709	0.0460	0.7176	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543				186.0370	186.0370	4.6100e-003
Total	0.0807	0.2997	0.8058	2.9200e-003	0.2396	4.6600e-003	0.2443	0.0644	4.4200e-003	0.0689	301.8042	301.8042	5.8400e-003	0.0218	308.4296	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

3.3 Grading - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					10.2798	0.0000	10.2798	3.7706	0.0000	3.7706				0.0000		0.0000	
Off-Road	3.9073	41.6934	28.0758	0.0715		1.6703	1.6703		1.5367	1.5367				6,924.868	6,924.868	2.2396	6,980.859
Total	3.9073	41.6934	28.0758	0.0715	10.2798	1.6703	11.9501	3.7706	1.5367	5.3074	6,924.868	6,924.868	2.2396	6,980.859	3	6,980.859	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0339	1.5446	0.4247	8.5000e-003	0.2707	0.0186	0.2893	0.0742	0.0178	0.0921			907.5773	907.5773	0.0129	0.1430	950.5164
Vendor	6.7600e-003	0.1960	0.0807	1.0500e-003	0.0384	1.7100e-003	0.0401	0.0111	1.6300e-003	0.0127			111.1626	111.1626	1.1300e-003	0.0164	116.0860
Worker	0.0731	0.0452	0.7337	1.9700e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603			201.2406	201.2406	4.5900e-003	4.6900e-003	202.7537
Total	0.1137	1.7857	1.2392	0.0115	0.5327	0.0214	0.5541	0.1446	0.0204	0.1650	1,219.980	1,219.980	5	0.0186	0.1641	1,269.356	

EMEAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAEF Vehicle Rule Applied

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
	lb/day										lb/day						
Fugitive Dust					4.0091	0.0000	4.0091	1.4706	0.0000	1.4706			0.0000			0.0000	
Off-Road	3.9073	41.6934	28.0758	0.0715		1.6703	1.6703		1.5367	1.5367	0.0000	6,924.868	6,924.868	2.2396			6,980.859
Total	3.9073	41.6934	28.0758	0.0715	4.0091	1.6703	5.6795	1.4706	1.5367	3.0073	0.0000	6,924.868	6,924.868	2.2396			6,980.859

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0339	1.5446	0.4247	8.5000e-003	0.2707	0.0186	0.2893	0.0742	0.0178	0.0921	907.5773	907.5773	0.0129	0.1430	950.5164	
Vendor	6.7600e-003	0.1960	0.0807	1.0500e-003	0.0384	1.7100e-003	0.0401	0.0111	0.0127	0.0127	111.1626	111.1626	0.0164	0.0164	116.0860	
Worker	0.0731	0.0452	0.7337	1.9700e-003	0.2236	1.0500e-003	0.2246	0.0593	0.0603	0.0603	201.2406	201.2406	0.003	0.003	202.7537	
Total	0.1137	1.7857	1.2392	0.0115	0.5327	0.0214	0.5541	0.1446	0.0204	0.1650	1,219.9805	1,219.9805	0.0186	0.1641	1,269.3561	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	2,555.209	9	9	2,555.209	0.6079	1	2,570.406
Total	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	2,555.209	9	9	2,555.209	0.6079	1	2,570.406

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0507	1.4702	0.6054	7.8600e-003	0.2882	0.0128	0.3010	0.0830	0.0123	0.0952	833.7195	833.7195	8,5000e-003	0.1232	870.6453		
Worker	0.6467	0.3996	6.4934	0.0174	1.9784	9.2800e-003	1.9877	0.5247	0.5332	1,780.979	3	3	1,780.979	0.0407	0.0415	1,794.370	
Total	0.6974	1.8698	7.0987	0.0253	2.2667	0.0221	2.2838	0.6077	0.0208	0.6285	2,614.698	8	8	2,614.698	0.0492	0.1647	2,665.015

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day								lb/day							
Off-Road	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	0.0000	2,555.209	9	2,555.209	0.6079	2,570.406	1
Total	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	0.0000	2,555.209	9	2,555.209	0.6079	2,570.406	1

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day								lb/day							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0507	1.4702	0.6054	7.8600e-003	0.2882	0.0128	0.3010	0.0830	0.0123	0.0952	833.7195	833.7195	8,5000e-003	0.1232	870.6453	
Worker	0.6467	0.3996	6.4934	0.0174	1.9784	9.2800e-003	1.9877	0.5247	0.5332	0.5332	1,780.979	3	1,780.979	0.0407	0.0415	1,794.370
Total	0.6974	1.8698	7.0987	0.0253	2.2667	0.0221	2.2838	0.6077	0.0208	0.6285	2,614.698	8	2,614.698	0.0492	0.1647	2,665.015

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

3.4 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.5769	2,555.698	9	2,555.698	0.6044	2,570.807	7
Total	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.5769	2,555.698	9	2,555.698	0.6044	2,570.807	7

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0499	1.4703	0.5984	7.7400e-003	0.2882	0.0127	0.3009	0.0830	0.0122	0.0952	820.8701	820.8701	8,8000e-003	0.1211	857.1831		
Worker	0.6029	0.3561	6.0802	0.0169	1.9784	8.8700e-003	1.9873	0.5247	0.5329	1,738.008	1	1,738.008	1,738.008	0.0368	0.0368	1,750.425	2
Total	0.6528	1.8264	6.6786	0.0246	2.2667	0.0216	2.2833	0.6077	0.0203	0.6280	2,558.878	2	2,558.878	0.0456	0.1597	2,607.608	2

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

3.4 Building Construction - 2024

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.0000	2,555.698	9	2,555.698	0.6044	2,570.807	7
Total	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.0000	2,555.698	9	2,555.698	0.6044	2,570.807	7

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0499	1.4703	0.5984	7.7400e-003	0.2882	0.0127	0.3009	0.0830	0.0122	0.0952	820.8701	820.8701	8,8000e-003	0.1211	857.1831		
Worker	0.6029	0.3561	6.0802	0.0169	1.9784	8.8700e-003	1.9873	0.5247	0.5329	1,738.008	1	1,738.008	1,738.008	0.0368	0.0386	1,750.425	2
Total	0.6528	1.8264	6.6786	0.0246	2.2667	0.0216	2.2833	0.6077	0.0203	0.6280	2,558.878	2	2,558.878	0.0456	0.1597	2,607.608	2

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.5 Paving - 2024****Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.9882	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.4310	2,207.547	2,207.547	2,207.547	0.7140	0.7140	2,225.396	3
Paving	0.1916				0.0000	0.0000	0.0000	0.0000	0.0000	2,207.547	2,207.547	2,207.547	0.0000	0.0000	0.0000	
Total	1.1797	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.4310	2,207.547	2,207.547	2,207.547	0.7140	0.7140	2,225.396	3

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0302	0.5153	1.4300e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	147.2888	147.2888	147.2888	3.1200e-003	3.2700e-003	148.3411
Total	0.0511	0.0302	0.5153	1.4300e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	147.2888	147.2888	147.2888	3.1200e-003	3.2700e-003	148.3411

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

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.0000	2.207.547	2.207.547	2.207.547	0.7140	0.7140	2,225.396	
Paving	0.1916				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	1.1797	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.0000	2,207.547	2,207.547	2,207.547	0.7140	0.7140	2,225.396	

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0511	0.0302	0.5153	1.4300e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	147.2888	147.2888	3.1200e-003	147.2888	3.2700e-003	148.3411
Total	0.0511	0.0302	0.5153	1.4300e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	147.2888	147.2888	3.1200e-003	147.2888	3.2700e-003	148.3411

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Archit. Coating	46.9253					0.0000	0.0000		0.0000	0.0000				0.0000		0.0000	
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159			281.8443
Total	47.1061	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159			281.8443

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Hauling	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1192	0.0704	1.2023	3.3300e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		343.6739	343.6739	7.2800e-003	7.2800e-003	7.6300e-003	346.1293
Total	0.1192	0.0704	1.2023	3.3300e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		343.6739	343.6739	7.2800e-003	7.2800e-003	7.6300e-003	346.1293

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

3.6 Architectural Coating - 2024

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Archit. Coating	46.9253					0.0000	0.0000		0.0000	0.0000				0.0000		0.0000	
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		0.0000	281.4481	281.4481	0.0159		281.8443
Total	47.1061	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Hauling	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1192	0.0704	1.2023	3.3300e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		343.6739	343.6739	7.2800e-003	7.2800e-003	0.03	346.1293
Total	0.1192	0.0704	1.2023	3.3300e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		343.6739	343.6739	7.2800e-003	7.2800e-003	0.03	346.1293

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Increase Transit Accessibility

Improve Pedestrian Network

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	2.8408	3.3621	24.9265	0.0555	5.6174	0.0430	5.6604	1.4986	0.0403	1.5389	5.749,094	4	5,749,094	0.2917	0.2710	5,837,156
Unmitigated	3.1394	4.1024	30.8785	0.0714	7.2777	0.0546	7.3323	1.9416	0.0511	1.9927	7.394,822	4	7,394,822	0.3473	0.3327	7,502,652

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated			Mitigated		
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Condo/Townhouse	1,008.00	1,008.00	1,008.00	3,444,489					2,658,656
Other Asphalt Surfaces	0.00	0.00	0.00						
Recreational Swimming Pool	0.00	0.00	0.00						
Total	1,008.00	1,008.00	1,008.00	3,444,489					2,658,656

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
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

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

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	Pass-by	Pass-by	Pass-by
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9	9	9	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189
Other Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189
Recreational Swimming Pool	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	lb/day
NaturalGas Mitigated	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		
NaturalGas Unmitigated	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		lb/day															
Condo/Townhouse	8093.14	0.0873	0.7458	0.3174	4.7600e-003	0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Mitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		lb/day															
Condo/Townhouse	3.09314e-004	0.0873	0.7458	0.3174	4.7600e-003	0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	

6.0 Area Detail**6.1 Mitigation Measures Area**

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057
Unmitigated	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.5785					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.5989					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
Landscape	0.3475	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057
Total	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Architectural Coating	0.5785					0.0000	0.0000		0.0000	0.0000						0.0000	
Consumer Products	6.5989					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	
Landscaping	0.3475	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640						21.3057	
Total	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640		0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.0 Waste Detail****8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

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

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

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Lakeshore Dr 10 Acres Residential Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	3.29	Acre	3.29	143,312.40	0
Recreational Swimming Pool	37.46	1000sqft	0.86	37,460.00	0
Condo/Townhouse	140.00	Dwelling Unit	6.14	329,904.00	400

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MMWhr)	0.033	N2O Intensity (lb/MMWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site 10.29 gross acres

Construction Phase - Construction schedule provided by applicant

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Site Preparation - 3 Rubber Tired Dozers and 4 Crawler Tractors

Trips and VMT - 6 vendor truck trips per day added to Demolition, Site Prep and Grading phases to account for water truck emissions

Grading - Export 3,714 cu yds of dirt

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

Vehicle Trips - Daily Trips set to match Traffic Study of 7.2 daily trips per condo

Woodstoves - No woodstoves or fireplaces

Construction Off-road Equipment Mitigation - Water Exposed Area 3x per day selected to account for SCAQMD Rule 403 Minimum requirements

Mobile Land Use Mitigation - Increase Transit Accessibility 0.1 mile to bus stop. Improve Ped Network on Project Site and Connecting Offsite

Water Mitigation - Install low-flow fixtures and use water-efficient irrigation selected to account for Title 24 Part 11 min requirements

Waste Mitigation - 50% reduction in waste selected to account for AB 341

Energy Mitigation - 658,178 kWh generated from solar PV panels

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblFireplaces	NumberGas	119.00	0.00
tblFireplaces	NumberNoFireplace	14.00	140.00
tblFireplaces	NumberWood	7.00	0.00
tblGrading	MaterialExported	0.00	3,714.00
tblLandUse	LandUseSquareFeet	140,000.00	329,904.00
tblLandUse	LotAcreage	8.75	6.14
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblVehicleTrips	ST_TR	8.14	7.20
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	6.28	7.20
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	7.32	7.20
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	7.00	0.00
tblWoodstoves	NumberNoncatalytic	7.00	0.00

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2022	4.5546	50.7274	20.6784	0.0597	22.0176	2.1636	24.1813	10.3959	1.9907	12.3865	0.0000	5.801.640	5,801.640	1.7902	0.0219	5,852.915
2023	4.0132	43.5847	29.1887	0.0829	10.8124	1.6918	12.5042	3.9152	1.5572	5.4724	0.0000	8,127.645	8,127.645	2.2581	0.1661	8,233.123
2024	50.5305	26.2202	39.5563	0.0801	2.8255	1.1669	3.9924	0.7559	1.0915	1.8475	0.0000	7,887.640	7,887.640	1.3900	0.1722	7,973.687
Maximum	50.5305	50.7274	39.5563	0.0829	22.0176	2.1636	24.1813	10.3959	1.9907	12.3865	0.0000	8,127.645	8,127.645	2.2581	0.1722	8,233.123

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2022	4.5546	50.7274	20.6784	0.0597	8.7331	2.1636	10.8967	4.0937	1.9907	6.0844	0.0000	5.801.640	5,801.640	1.7902	0.0219	5,852.915
2023	4.0132	43.5847	29.1887	0.0829	4.5418	1.6918	6.2336	1.6151	1.5572	3.1723	0.0000	8,127.645	8,127.645	2.2581	0.1661	8,233.123
2024	50.5305	26.2202	39.5563	0.0801	2.8255	1.1669	3.9924	0.7559	1.0915	1.8475	0.0000	7,887.640	7,887.640	1.3900	0.1722	7,973.687
Maximum	50.5305	50.7274	39.5563	0.0829	8.7331	2.1636	10.8967	4.0937	1.9907	6.0844	0.0000	8,127.645	8,127.645	2.2581	0.1722	8,233.123

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	54.84	0.00	48.07	57.09	0.00	43.65	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640	0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057	
Energy	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	
Mobile	2.6766	4.3510	27.2737	0.0663	7.2777	0.0546	7.3323	1.9416	0.0512	1.9928	6.865.956	6.865.956	0.3550	0.3397	6.976.050	
Total	10.2888	5.2299	39.1405	0.0717	7.2777	0.1789	7.4566	1.9416	0.1755	2.1171	0.0000	7,838.896	7,838.896	0.3932	0.3571	7,955.148

Mitigated Operational

Category	lb/day										lb/day						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Area	7.5249	0.1331	11.5495	6.1000e-004	0.0640	0.0640	0.0640	0.0640	0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057	
Energy	0.0873	0.7458	0.3174	4.7600e-003	0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	0.0183	952.1340	952.1340	0.0183	0.0175	957.7921	
Mobile	2.3838	3.5654	22.2941	0.0516	5.6174	0.0430	5.6604	1.4986	0.0403	1.5390	5,341.564	5,341.564	0.3012	0.2768	5,431.588	9	
Total	9.9960	4.4443	34.1610	0.0570	5.6174	0.1673	5.7847	1.4986	0.1646	1.6633	0.0000	6,314.504	6,314.504	0.3394	0.2943	6,440.686	7

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	2.85	15.02	12.72	20.54	6.46	22.42	22.81	6.18	21.44	0.00	19.45	19.45	13.69	17.59	17.59	19.41

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days	Num Weeks	Phase Description
1	Site Preparation	Site Preparation	12/16/2022	12/29/2022	5	10	
2	Grading	Grading	1/2/2023	2/1/2023	5	30	
3	Building Construction	Building Construction	2/11/2023	4/5/2024	5	300	
4	Paving	Paving	2/5/2024	4/5/2024	5	45	
5	Architectural Coating	Architectural Coating	2/5/2024	4/5/2024	5	45	

Acres of Grading (Site Preparation Phase): 35

Acres of Grading (Grading Phase): 120

Acres of Paving: 3.29

Residential Indoor: 668,056; Residential Outdoor: 222,685; Non-Residential Indoor: 1,212; Non-Residential Outdoor: 404; Striped Parking Area: 8,599 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Crawler Tractors	4	8.00	212	0.43
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Crawler Tractors	2	8.00	212	0.43
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

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

Grading	Scrapers	2	8.00	367	0.48
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Length	Worker Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Grading	8	20.00	6.00	464.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Building Construction	9	177.00	45.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Architectural Coating	1	35.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix

3.1 Mitigation Measures Construction

Water Exposed Area

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

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315			0.0000			0.0000	
Off-Road	4.4790	50.4124	20.0053	0.0570	2.1590	2.1590	4.3180	1.9862	1.9862	3.9722	5,517.235	5,517.235	5,517.235	1.7844		5,561.845	
Total	4.4790	50.4124	20.0053	0.0570	21.7780	2.1590	23.9370	10.3315	1.9862	12.3177			5,517.235	5,517.235	5,517.235	1.7844	5,561.845

Unmitigated Construction Off-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	9.3500e-003	0.2673	0.0916	1.0900e-003	0.0384	3.6700e-003	0.0421	0.0111	3.5100e-003	0.0146	115.8935	115.8935	1.2100e-003	0.0172	121.0492	
Worker	0.0663	0.0477	0.5816	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543	168.5113	168.5113	4.5800e-003	4.6380e-003	170.0216	
Total	0.0756	0.3150	0.6732	2.7500e-003	0.2396	4.6700e-003	0.2443	0.0644	4.4300e-003	0.0689		284.4048	284.4048	5.7900e-003	0.0219	291.0708

EMEAC Off-Model Adjustment Factors for Gasoline | Light Duty Vehicle to Account for the SAEF Vehicle Rule Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Fugitive Dust					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293			0.0000			0.0000	
Off-Road	4.4790	50.4124	20.0053	0.0570		2.1590	2.1590		1.9862	1.9862	0.0000	5,517.235	5,517.235	5,517.235	1.7844		5,561.845
Total	4.4790	50.4124	20.0053	0.0570	8.4934	2.1590	10.6524	4.0293	1.9862	6.0155	0.0000	5,517.235	5,517.235	5,517.235	1.7844		5,561.845

Mitigated Construction Off-Site

Category	lb/day						lb/day											
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
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	9.3500e-003	0.2673	0.0916	1.0900e-003	0.0384	3.6700e-003	0.0421	0.0111	3.5100e-003	0.0146	115.8935	115.8935	1.2100e-003	0.0172	121.0492			
Worker	0.0663	0.0477	0.5816	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543	168.5113	168.5113	4.5800e-003	4.6800e-003	170.0216			
Total	0.0756	0.3150	0.6732	2.7500e-003	0.2396	4.6700e-003	0.2443	0.0644	4.4300e-003	0.0689	284.4048	284.4048	5.7900e-003	0.0219	291.0708			

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.3 Grading - 2023****Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					10.2798	0.0000	10.2798	3.7706	0.0000	3.7706				0.0000		0.0000	
Off-Road	3.9073	41.6934	28.0758	0.0715		1.6703	1.6703		1.5367	1.5367				6.924.868	6.924.868	2.2396	6,980.859
Total	3.9073	41.6934	28.0758	0.0715	10.2798	1.6703	11.9501	3.7706	1.5367	5.3074	6,924.868	6,924.868	2.2396	6,980.859	3	6,980.859	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0311	1.6366	0.4337	8.5100e-003	0.2707	0.0187	0.2894	0.0742	0.0179	0.0921			908.9967	908.9967	0.0127	0.1432	951.9993
Vendor	6.2600e-003	0.2079	0.0834	1.0500e-003	0.0384	1.7100e-003	0.0401	0.0111	1.6400e-003	0.0127			111.4385	111.4385	1.1100e-003	0.0165	116.3777
Worker	0.0685	0.0469	0.5958	1.7800e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603			182.3421	182.3421	4.5800e-003	4.8000e-003	183.8876
Total	0.1059	1.8913	1.1129	0.0113	0.5327	0.0214	0.5541	0.1446	0.0205	0.1650	1,202.777	1,202.777	0.0184	0.1645	1.252.264	5	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.3 Grading - 2023****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					4.0091	0.0000	4.0091	1.4706	0.0000	1.4706			0.0000		0.0000	
Off-Road	3.9073	41.6934	28.0758	0.0715		1.6703	1.6703		1.5367	1.5367	0.0000	6,924.868	6,924.868	2.2396	2	6,980.859
Total	3.9073	41.6934	28.0758	0.0715	4.0091	1.6703	5.6795	1.4706	1.5367	3.0073	0.0000	6,924.868	6,924.868	2.2396	2	6,980.859
																3

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0311	1.6366	0.4337	8.5100e-003	0.2707	0.0187	0.2894	0.0742	0.0179	0.0921			908.9967	908.9967	0.0127	0.1432
Vendor	6.2600e-003	0.2079	0.0834	1.0500e-003	0.0384	1.7100e-003	0.0401	0.0111	1.6400e-003	0.0127			111.4385	111.4385	1.1100e-003	0.0165
Worker	0.0685	0.0469	0.5958	1.7800e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603			182.3421	182.3421	4.5800e-003	116.3777
Total	0.1059	1.8913	1.1129	0.0113	0.5327	0.0214	0.5541	0.1446	0.0205	0.1650	1,202.777	1,202.777	0.0184	0.1645	1,252.264	5

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	2,555.209	2,555.209	0.6079	0.6079	2,570.406	1	
Total	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	2,555.209	2,555.209	0.6079	0.6079	2,570.406	1	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0470	1.5592	0.6257	7.8800e-003	0.2882	0.0129	0.3011	0.0830	0.0123	0.0953	835.7886	835.7886	8,330.00e-003	0.1236	872.8324		
Worker	0.6061	0.4146	5.2728	0.0158	1.9784	9.2800e-003	1.9877	0.5247	0.5332	1,613.727	1,613.727	0.0405	0.0405	1,627.404	8		
Total	0.6531	1.9738	5.8985	0.0237	2.2667	0.0221	2.2838	0.6077	0.0208	0.6285	2,449.515	2,449.515	0.0489	0.0489	2,500.237	3	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	0.0000	2,555.209	9	2,555.209	0.6079	1	2,570.406
Total	1.5728	14.3849	16.2440	0.0269	0.6997	0.6997	0.6997	0.6584	0.6584	0.0000	2,555.209	9	2,555.209	0.6079	1	2,570.406

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	0.0470	1.5592	0.6257	7.8800e-003	0.2882	0.0129	0.3011	0.0830	0.0123	0.0953	835.7886	835.7886	835.7886	8.3300e-003	0.1236	872.8324
Worker	0.6061	0.4146	5.2728	0.0158	1.9784	9.2800e-003	1.9877	0.5247	0.5332	1.613.727	3	1.613.727	3	0.0405	0.0425	1,627.404
Total	0.6531	1.9738	5.8985	0.0237	2.2667	0.0221	2.2838	0.6077	0.0208	0.6285	2,449.515	9	2,449.515	0.0489	0.1661	2,500.237

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

3.4 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.5769	2,555.698	9	0.6044	2,570.807	7	
Total	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.5769	2,555.698	9	0.6044	2,570.807	7	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0462	1.5594	0.6187	7.7600e-003	0.2882	0.0128	0.3010	0.0830	0.0122	0.0952	822.9216	822.9216	8,6300e-003	0.1215	859.3497		
Worker	0.5668	0.3693	4.9395	0.0153	1.9784	8.8700e-003	1.9873	0.5247	0.5329	1.575.085	0	1.575.085	0.0368	0.0395	1.587.767	2	
Total	0.6130	1.9287	5.5583	0.0230	2.2667	0.0216	2.2833	0.6077	0.0204	0.6281	2,398.006	6	2,398.006	0.0454	0.1610	2,447.116	9

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.4 Building Construction - 2024****Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.0000	2,555.698	9	2,555.698	0.6044	2,570.807	7
Total	1.4716	13.4438	16.1668	0.0270	0.6133	0.6133	0.6133	0.5769	0.5769	0.0000	2,555.698	9	2,555.698	0.6044	2,570.807	7

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.0462	1.5594	0.6187	7.7600e-003	0.2882	0.0128	0.3010	0.0830	0.0122	0.0952	822.9216	822.9216	8,6300e-003	0.1215	859.3497		
Worker	0.5668	0.3693	4.9395	0.0153	1.9784	8.8700e-003	1.9873	0.5247	0.5329	1,575.085	0	1,575.085	0.0368	0.0395	1,587.767	2	
Total	0.6130	1.9287	5.5583	0.0230	2.2667	0.0216	2.2833	0.6077	0.0204	0.6281	2,398.006	6	2,398.006	0.0454	0.1610	2,447.116	9

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.5 Paving - 2024****Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															lb/day
Off-Road	0.9882	9.5246	14.6258	0.0228	0.4685	0.4685	0.4685	0.4310	0.4310	2.207.547	2.207.547	2.207.547	0.7140	0.7140	2,225.396	3
Paving	0.1916				0.0000	0.0000	0.0000	0.0000	0.0000	2.207.547	2.207.547	2.207.547	0.0000	0.0000	0.0000	0.0000
Total	1.1797	9.5246	14.6258	0.0228	0.4685	0.4685	0.4685	0.4310	0.4310	2.207.547	2.207.547	2.207.547	0.7140	0.7140	2,225.396	3

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															lb/day
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0313	0.4186	1.2900e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	133.4818	133.4818	133.4818	3.1200e-003	3.3500e-003	134.5565
Total	0.0480	0.0313	0.4186	1.2900e-003	0.1677	7.5000e-004	0.1684	0.0445	6.9000e-004	0.0452	133.4818	133.4818	133.4818	3.1200e-003	3.3500e-003	134.5565

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

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day														lb/day
Off-Road	0.9882	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.0000	2,207.547	2,207.547	0.7140	0.7140	0.0000	2,225.396
Paving	0.1916				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.1797	9.5246	14.6258	0.0228	0.4685	0.4685	0.4310	0.4310	0.0000	2,207.547	2,207.547	0.7140	0.7140	0.0000	2,225.396

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	lb/day															lb/day
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	0.0480	0.0313	0.4186	1.2900e-003	0.1677	7.5000e-004	0.1684	0.0445	0.0452	0.0452	133.4818	133.4818	3.1200e-003	3.3500e-003	134.5565	134.5565
Total	0.0480	0.0313	0.4186	1.2900e-003	0.1677	7.5000e-004	0.1684	0.0445	0.0452	0.0452	133.4818	133.4818	3.1200e-003	3.3500e-003	134.5565	134.5565

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Archit. Coating	46.9253					0.0000	0.0000		0.0000	0.0000				0.0000		0.0000	
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159			281.8443
Total	47.1061	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159			281.8443

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Hauling	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1121	0.0730	0.9767	3.0200e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		311.4575	311.4575	7.2700e-003	7.8100e-003	7.8100e-003	313.9653
Total	0.1121	0.0730	0.9767	3.0200e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054		311.4575	311.4575	7.2700e-003	7.8100e-003	7.8100e-003	313.9653

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

3.6 Architectural Coating - 2024

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Archit. Coating	46.9253				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.1808	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	0.0159	281.8443	
Total	47.1061	1.2188	1.8101	2.9700e-003	0.0609	0.0609	0.0609	0.0609	0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	0.0159	281.8443	

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
lb/day																	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	0.1121	0.0730	0.9767	3.0200e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054	311.4575	311.4575	7.2700e-003	7.2700e-003	7.8100e-003	313.9653	
Total	0.1121	0.0730	0.9767	3.0200e-003	0.3912	1.7500e-003	0.3930	0.1038	1.6100e-003	0.1054	311.4575	311.4575	7.2700e-003	7.2700e-003	7.8100e-003	313.9653	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	2.3838	3.5654	22.2941	0.0516	5.6174	0.0430	5.6604	1.4986	0.0403	1.5390	5.341.564	5,341.564	0.3012	0.2768	5,431.588	9
Unmitigated	2.6766	4.3510	27.2737	0.0663	7.2777	0.0546	7.3323	1.9416	0.0512	1.9928	6.865.956	6,865.956	0.3550	0.3397	6,976.050	4

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Condo/Townhouse	1,008.00	1,008.00	1008.00	3,444,489			2,658,656
Other Asphalt Surfaces	0.00	0.00	0.00				
Recreational Swimming Pool	0.00	0.00	0.00				
Total	1,008.00	1,008.00	1,008.00	3,444,489			2,658,656

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	
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3	0
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0	0

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

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
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189
Other Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189
Recreational Swimming Pool	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.00309	0.023821	0.001097	0.005189

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	lb/day
NaturalGas Mitigated	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		
NaturalGas Unmitigated	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603		0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921		

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		lb/day															
Condo/Townhouse	8093.14	0.0873	0.7458	0.3174	4.7600e-003	0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Mitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		lb/day															
Condo/Townhouse	3.09314e-004	0.0873	0.7458	0.3174	4.7600e-003	0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0873	0.7458	0.3174	4.7600e-003		0.0603	0.0603	0.0603	0.0603	0.0603	0.0603	952.1340	952.1340	0.0183	0.0175	957.7921	

6.0 Area Detail**6.1 Mitigation Measures Area**

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Winter

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057
Unmitigated	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

6.2 Area by SubCategory**Unmitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.5785					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.5989					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
Landscape	0.3475	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057
Total	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640	0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	lb/day																
Architectural Coating	0.5785					0.0000	0.0000		0.0000	0.0000						0.0000	
Consumer Products	6.5989					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	
Landscaping	0.3475	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640						21.3057	
Total	7.5249	0.1331	11.5495	6.1000e-004		0.0640	0.0640		0.0640	0.0640		0.0000	20.8062	20.8062	0.0200	0.0000	21.3057

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.0 Waste Detail****8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

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

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

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B

EMFAC2017 Model Printouts

EMFAC2017 (v1.0.2) Emissions Inventory

Region Type: Air Basin

Region: SOUTH COAST

Calendar Year: 2022

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption. Note 'day' in the unit is operation day.

Region	Calendar Y	Vehicle Cat	Model Yea	Speed	Fuel	Population VMT	Trips	Fuel Consumption
SOUTH CO.	2022	HHDT	Aggregator	GAS	77.19581	7790.40352	1544.534	1.875688287
SOUTH CO.	2022	LDA	Aggregator	GAS	6370883	246404319.3	30101253	7989.700531
SOUTH CO.	2022	LDT1	Aggregator	GAS	716397.4	26563674.69	3305301	1003.18171
SOUTH CO.	2022	LDT2	Aggregator	GAS	2182002	82381240.23	10234301	3339.886942
SOUTH CO.	2022	LHDT1	Aggregator	GAS	171358.6	6138928.512	2552988	583.281345
SOUTH CO.	2022	LHDT2	Aggregator	GAS	29049.29	1009215.767	432791.1	110.1260053
SOUTH CO.	2022	MCY	Aggregator	GAS	288756.3	1994249.265	577512.7	54.92216124
SOUTH CO.	2022	MDV	Aggregator	GAS	1530646	54105469.86	7077024	2704.447563
SOUTH CO.	2022	MH	Aggregator	GAS	34090.76	324253.0827	3410.439	62.96118679
SOUTH CO.	2022	MHDT	Aggregator	GAS	24783.34	1316472.619	495865	259.391887
SOUTH CO.	2022	OBUS	Aggregator	GAS	5832.051	240794.901	116687.7	47.77312679
SOUTH CO.	2022	SBUS	Aggregator	GAS	2563.073	102707.6059	10252.29	11.26572543
SOUTH CO.	2022	UBUS	Aggregator	GAS	952.146	89255.99818	3808.584	18.40085629

Vehicle miles per day (All Categories)

420678372

16,187 1,000 gall per day
16,187,162 gallons per day

Fleet Avg Miles per gallon

26.0

EMFAC2017 (v1.0.2) Emissions Inventory

Region Type: Air Basin

Region: SOUTH COAST

Calendar Year: 2022

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption. Note 'day' in the unit is operation day.

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population VMT	Trips	Fuel Consumption
SOUTH CO	2022	HHDT	Aggregator	Aggregate	DSL	98507.93	11795119.18	994224.5278
SOUTH CO	2022	LDA	Aggregator	Aggregate	DSL	57443	2304136.238	272823.0302
SOUTH CO	2022	LDT1	Aggregator	Aggregate	DSL	378.1209	8809.098622	1319.110799
SOUTH CO	2022	LDT2	Aggregator	Aggregate	DSL	13854.2	592642.9638	68308.95137
SOUTH CO	2022	LHDT1	Aggregator	Aggregate	DSL	115788.9	4681447.455	1456478.318
SOUTH CO	2022	LHDT2	Aggregator	Aggregate	DSL	45909.32	1809192.293	577481.5034
SOUTH CO	2022	MDV	Aggregator	Aggregate	DSL	32417.61	1305872.927	158948.6889
SOUTH CO	2022	MH	Aggregator	Aggregate	DSL	12198.84	117488.268	1219.883938
SOUTH CO	2022	MHDT	Aggregator	Aggregate	DSL	119796	7716034.126	1201941.571
SOUTH CO	2022	OBUS	Aggregator	Aggregate	DSL	4149.674	316404.315	40441.57981
SOUTH CO	2022	SBUS	Aggregator	Aggregate	DSL	6354.465	200786.3158	73329.64442
SOUTH CO	2022	UBUS	Aggregator	Aggregate	DSL	14.14142	1478.085683	56.56567323

Diesel Truck (HHDT, MDV, MHDT) vehicle miles per day

20,817,026

2,531 1,000 gall per day
2,530,950 gallons per day

Diesel Truck Fleet Avg Miles per gallon

8.2

EMFAC2017 (v1.0.2) Emissions Inventory

Region Type: Air Basin

Region: SOUTH COAST

Calendar Year: 2024

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption. Note 'day' in the unit is operation day.

Region	Calendar Year	Vehicle Cat	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption
SOUTH CO	2024	HHDT	Aggregator	Aggregate	GAS	73.4	8361	1468	1.9
SOUTH CO	2024	LDA	Aggregator	Aggregate	GAS	6543321.5	247047080	30912773	7604.7
SOUTH CO	2024	LDT1	Aggregator	Aggregate	GAS	758038.3	27517267	3506784	990.1
SOUTH CO	2024	LDT2	Aggregator	Aggregate	GAS	2256847.0	83361536	10593017	3162.7
SOUTH CO	2024	LHDT1	Aggregator	Aggregate	GAS	169468.4	5984463	2524826	556.7
SOUTH CO	2024	LHDT2	Aggregator	Aggregate	GAS	29259.5	998729	435923	106.8
SOUTH CO	2024	MCY	Aggregator	Aggregate	GAS	306168.3	2050950	612337	56.8
SOUTH CO	2024	MDV	Aggregator	Aggregate	GAS	1550012.1	53715244	7176828	2521.8
SOUTH CO	2024	MH	Aggregator	Aggregate	GAS	33327.2	318279	3334	60.1
SOUTH CO	2024	MHDT	Aggregator	Aggregate	GAS	25072.2	1303434	501644	250.5
SOUTH CO	2024	OBUS	Aggregator	Aggregate	GAS	5824.2	231713	116530	44.8
SOUTH CO	2024	SBUS	Aggregator	Aggregate	GAS	2862.3	111917	11449	12.1
SOUTH CO	2024	UBUS	Aggregator	Aggregate	GAS	963.4	90309	3854	17.1

vehicle miles per day (All Categories) 422739281

15,386 1,000 gall per day
15,386,053 gallons per day

Fleet Avg Miles per gallon 27.5

APPENDIX C

CalEEMod Model Annual Printouts

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

Lakeshore Dr 10 Acres Residential Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	3.29	Acre	3.29	143,312.40	0
Recreational Swimming Pool	37.46	1000sqft	0.86	37,460.00	0
Condo/Townhouse	140.00	Dwelling Unit	6.14	329,904.00	400

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MMWhr)	0.033	N2O Intensity (lb/MMWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site 10.29 gross acres

Construction Phase - Construction schedule provided by applicant

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Site Preparation - 3 Rubber Tired Dozers and 4 Crawler Tractors

Trips and VMT - 6 vendor truck trips per day added to Demolition, Site Prep and Grading phases to account for water truck emissions

Grading - Export 3,714 cu yds of dirt

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

Vehicle Trips - Daily Trips set to match Traffic Study of 7.2 daily trips per condo

Woodstoves - No woodstoves or fireplaces

Construction Off-road Equipment Mitigation - Water Exposed Area 3x per day selected to account for SCAQMD Rule 403 Minimum requirements

Mobile Land Use Mitigation - Increase Transit Accessibility 0.1 mile to bus stop. Improve Ped Network on Project Site and Connecting Offsite

Water Mitigation - Install low-flow fixtures and use water-efficient irrigation selected to account for Title 24 Part 11 min requirements

Waste Mitigation - 50% reduction in waste selected to account for AB 341

Energy Mitigation - 658,178 kWh generated from solar PV panels

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblFireplaces	NumberGas	119.00	0.00
tblFireplaces	NumberNoFireplace	14.00	140.00
tblFireplaces	NumberWood	7.00	0.00
tblGrading	MaterialExported	0.00	3,714.00
tblLandUse	LandUseSquareFeet	140,000.00	329,904.00
tblLandUse	LotAcreage	8.75	6.14
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblVehicleTrips	ST_TR	8.14	7.20
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	6.28	7.20
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	7.32	7.20
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	7.00	0.00
tblWoodstoves	NumberNoncatalytic	7.00	0.00

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

2.1 Overall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
2022	0.0228	0.2536	0.1035	3.0000e-004	0.1101	0.0108	0.1209	0.0520	9.9500e-003	0.0619	0.0000	26.3333	8.1200e-003	1.0000e-004	26.5660	
2023	0.3127	2.5343	3.0160	7.1000e-003	0.4185	0.1084	0.5289	0.1275	0.1015	0.2290	0.0000	636.5594	636.5594	0.0993	0.0196	644.8909
2024	1.1618	0.7819	1.1722	2.4400e-003	0.0904	0.0342	0.1246	0.0242	0.0320	0.0563	0.0000	218.5101	218.5101	0.0358	5.3600e-003	221.0013
Maximum	1.1618	2.5343	3.0160	7.1000e-003	0.4185	0.1084	0.5289	0.1275	0.1015	0.2290	0.0000	636.5594	636.5594	0.0993	0.0196	644.8909

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
2022	0.0228	0.2536	0.1035	3.0000e-004	0.0437	0.0108	0.0545	0.02056	9.9500e-003	0.0304	0.0000	26.3333	8.1200e-003	1.0000e-004	26.5660	
2023	0.3127	2.5343	3.0160	7.1000e-003	0.3244	0.1084	0.4328	0.0930	0.1015	0.1945	0.0000	636.5590	636.5590	0.0993	0.0196	644.8905
2024	1.1618	0.7819	1.1722	2.4400e-003	0.0904	0.0342	0.1246	0.0242	0.0320	0.0563	0.0000	218.5099	218.5099	0.0358	5.3600e-003	221.0011
Maximum	1.1618	2.5343	3.0160	7.1000e-003	0.3244	0.1084	0.4328	0.0930	0.1015	0.1945	0.0000	636.5590	636.5590	0.0993	0.0196	644.8905

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

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	25.93	0.00	20.78	32.40	0.00	19.01	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	12-1-2022	2-28-2023	1.0759	1.0759
2	3-1-2023	5-31-2023	0.6093	0.6093
3	6-1-2023	8-31-2023	0.6087	0.6087
4	9-1-2023	11-30-2023	0.6034	0.6034
5	12-1-2023	2-29-2024	1.1092	1.1092
6	3-1-2024	5-31-2024	0.9867	0.9867
		Highest	1.1092	1.1092

2.2 Overall Operational Unmitigated Operational

Category	Emissions by Source Type										Emissions by Gas Type						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr										MT/yr						
Area	1.3533	0.0166	1.4437	8.0000e-005	8.0000e-003	8.0000e-003	8.0000e-003	0.0110	0.0110	0.0110	0.0000	2.3594	2.3594	2.2700e-003	0.0000	2.4160	
Energy	0.0159	0.1361	0.0579	8.7000e-004	0.0110	0.0110	0.0110	0.0110	0.0110	0.0110	0.0000	281.1269	281.1269	0.0134	4.1500e-003	282.7007	
Mobile	0.4927	0.7965	5.1300	0.0123	1.3027	9.9200e-003	1.3126	0.3480	9.3000e-003	0.3573	0.0000	1,151.642	1,151.642	1	0.0564	1,169.905	
Waste								0.0000	0.0000	0.0000	0.0000	56.4153	56.4153	0.0000	3.3341	0.0000	139.7664
Water								0.0000	0.0000	0.0000	0.0000	3.5967	40.1856	43.7823	0.3728	9.1300e-003	55.8244
Total	1.8619	0.9493	6.6316	0.0132	1.3027	0.0289	1.3316	0.3480	0.0283	0.3763	60.0120	1,479	1,535.325	3.7811	0.0697	1,650.612	

2.2 Overall Operational Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr															MT/yr	
Area	1.3533	0.0166	1.4437	8.0000e-005	8.0000e-003	0.0110	0.0110	0.0110	0.0110	0.0000	2.3594	2.3594	2.2700e-003	0.0000	2.4160		
Energy	0.0159	0.1361	0.0579	8.7000e-004	0.004	0.004	0.004	0.004	0.004	0.0000	164.4019	164.4019	3.5900e-003	2.9600e-003	165.3736		
Mobile	0.4390	0.6516	4.1814	9.5400e-003	1.0055	7.8200e-003	1.0133	0.2686	7.3300e-003	0.2759	0.0000	895.7903	895.7903	0.0495	0.0459	910.7105	
Waste								0.0000	0.0000	0.0000	0.0000	0.0000	28.2076	0.0000	28.2076	1.6670	0.0000
Water								0.0000	0.0000	0.0000	0.0000	0.0000	2.8774	34.0953	36.9726	0.2984	7.3300e-003
Total	1.8082	0.8044	5.6830	0.0105	1.0055	0.0268	1.0323	0.2686	0.0263	0.2950	31.0850	1,096.646	1,127.731	2.0208	0.0562	1,194.989	
																7	

	ROG	NOx	CO	SO2	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	2.89	15.27	14.30	20.59	22.81	7.26	22.48	22.82	6.96	21.62	48.20	25.67	26.55	46.55	19.32	27.60

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days	Num Weeks	Phase Description
1	Site Preparation	Site Preparation	12/16/2022	12/29/2022	5	10	
2	Grading	Grading	1/2/2023	2/10/2023	5	30	
3	Building Construction	Building Construction	2/11/2023	4/5/2024	5	300	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

4	Paving	1/25/2024	4/5/2024	5	45
5	Architectural Coating	1/25/2024	4/5/2024	5	45

Acres of Grading (Site Preparation Phase): 35**Acres of Grading (Grading Phase): 120****Acres of Paving: 3.29****Residential Indoor: 668,056; Residential Outdoor: 222,685; Non-Residential Indoor: 1,212; Non-Residential Outdoor: 404; Striped Parking Area: 8,599 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Crawler Tractors	4	8.00	212	0.43
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Crawler Tractors	2	8.00	212	0.43
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
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

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	6.00	464.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	177.00	45.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	35.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	MT/yr															
Fugitive Dust					0.1089	0.0000	0.1089	0.0517	0.0517	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0224	0.2521	0.1000	2.8000e-004	0.0108	0.0108	9.9300e-003	0.003	0.0000	25.0258	25.0258	8.0900e-003	0.0000	0.0000	0.0000	25.2281
Total	0.0224	0.2521	0.1000	2.8000e-004	0.1089	0.0108	0.1197	0.0517	0.0616	0.0000	25.0258	25.0258	8.0900e-003	0.0000	0.0000	25.2281

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
	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	0.0000	
Vendor	5.0000e-005	1.3300e-005	4.5000e-004	1.0000e-005	1.9000e-004	2.0000e-005	2.1000e-004	5.0000e-005	2.0000e-005	7.0000e-005	0.0000	0.5254	0.5254	1.0000e-005	8.0000e-005	0.5487		
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892		
Total	3.6000e-004	1.5700e-003	3.5200e-003	2.0000e-005	1.1800e-003	3.0000e-005	1.2000e-003	3.1000e-004	2.0000e-005	3.4000e-004	0.0000	1.3076	1.3076	3.0000e-005	1.0000e-004	1.3379		

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
	tons/yr															MT/yr		
Fugitive Dust					0.0425	0.0000	0.0425	0.0202	0.0000	0.0202	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0224	0.2521	0.1000	2.8000e-004	0.0108	0.0108	0.0108	9.9300e-003	9.9300e-003	25.0257	25.0257	8.0900e-003	8.0900e-003	0.0000	0.0000	25.2281		
Total	0.0224	0.2521	0.1000	2.8000e-004	0.0425	0.0108	0.0533	0.0202	9.9300e-003	0.0301	0.0000	25.0257	25.0257	8.0900e-003	0.0000	25.2281		

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.2 Site Preparation - 2022****Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	5.0000e-005	1.3300e-005	4.5000e-004	1.0000e-005	1.9000e-004	2.0000e-005	2.1000e-004	5.0000e-005	2.0000e-005	7.0000e-005	0.0000	0.5254	0.5254	1.0000e-005	8.0000e-005	0.5487
Worker	3.1000e-004	2.4000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7822	0.7822	2.0000e-005	2.0000e-005	0.7892
Total	3.6000e-004	1.5700e-003	3.5200e-003	2.0000e-005	1.1800e-003	3.0000e-005	1.2000e-003	3.1000e-004	2.0000e-005	3.4000e-004	0.0000	1.3076	1.3076	3.0000e-005	1.0000e-004	1.3379

3.3 Grading - 2023**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Fugitive Dust					0.1542	0.0000	0.1542	0.0566	0.0000	0.0566	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0586	0.6254	0.4211	1.0700e-003	0.0251	0.0251	0.0251	0.0231	0.0231	0.0231	0.0000	94.2320	94.2320	0.0305	0.0000	94.9939
Total	0.0586	0.6254	0.4211	1.0700e-003	0.1542	0.0251	0.1793	0.0566	0.0231	0.0796	0.0000	94.2320	94.2320	0.0305	0.0000	94.9939

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.3 Grading - 2023****Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr															MT/yr	
Hauling	4.9000e-004	0.0244	6.4300e-003	1.3000e-004	4.0000e-003	2.8000e-004	1.1000e-003	4.2800e-003	1.0000e-004	2.7000e-004	1.3700e-003	0.0000	12.3582	12.3582	1.7000e-004	1.9500e-003	12.9429
Vendor	1.0000e-004	3.0900e-003	1.2300e-003	2.0000e-005	5.7000e-004	3.0000e-005	5.9000e-004	1.6000e-004	2.0000e-005	1.9000e-004	1.9000e-004	0.0000	1.5143	1.5143	2.0000e-005	2.2000e-004	1.5814
Worker	9.7000e-004	7.2000e-004	9.4200e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	8.9000e-004	0.0000	2.5390	2.5390	6.0000e-005	7.0000e-005	2.5604
Total	1.5600e-003	0.0283	0.0171	1.8000e-004	7.8700e-003	3.3000e-004	8.1800e-003	2.1400e-003	3.0000e-004	2.4500e-003	0.0000	16.4115	16.4115	2.5000e-004	2.2400e-003	17.0847	

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Fugitive Dust					0.0601	0.0000	0.0601	0.0221	0.0000	0.0221	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0586	0.6254	0.4211	1.0700e-003	0.0251	0.0251	0.0251	0.0231	0.0231	0.0231	0.0000	94.2319	94.2319	0.0305	0.0000	94.9938
Total	0.0586	0.6254	0.4211	1.0700e-003	0.0601	0.0251	0.0852	0.0221	0.0231	0.0451	0.0000	94.2319	94.2319	0.0305	0.0000	94.9938

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

3.3 Grading - 2023

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Hauling	4.9000e-004	0.0244	6.4300e-003	1.3000e-004	4.0000e-003	2.8000e-004	1.1000e-003	4.2800e-003	1.7000e-004	1.3700e-003	0.0000	12.3582	12.3582	0.004	1.9500e-003	12.9429
Vendor	1.0000e-004	3.0900e-003	1.2300e-003	2.0000e-005	5.7000e-004	3.0000e-005	5.9000e-004	1.6000e-004	2.0000e-005	1.9000e-004	0.0000	1.5143	1.5143	0.005	2.0000e-004	1.5814
Worker	9.7000e-004	7.2000e-004	9.4200e-003	3.0000e-005	3.3000e-003	2.0000e-005	3.3100e-003	8.8000e-004	1.0000e-005	8.9000e-004	0.0000	2.5390	2.5390	0.005	6.0000e-005	2.5604
Total	1.5600e-003	0.0283	0.0171	1.8000e-004	7.8700e-003	3.3000e-004	8.1800e-003	2.1400e-003	3.0000e-004	2.4500e-003	0.0000	16.4115	16.4115	0.004	2.2400e-003	17.0847

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Off-Road	0.1809	1.6543	1.8681	3.1000e-003	0.0805	0.0805	0.0805	0.0757	0.0757	0.0757	0.0000	266.5755	266.5755	0.0634	0.0000	268.1608
Total	0.1809	1.6543	1.8681	3.1000e-003	0.0805	0.0805	0.0805	0.0757	0.0757	0.0757	0.0000	266.5755	266.5755	0.0634	0.0000	268.1608

3.4 Building Construction - 2023
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	5.6100e-003	0.1774	0.0707	9.1000e-004	0.0327	1.4700e-003	0.0342	9.4300e-003	1.4100e-003	0.0108	0.0000	87.0696	87.0696	8.8000e-004	0.0129	90.9283
Worker	0.0661	0.0490	0.6390	1.6600e-003	0.2237	1.0700e-003	0.2248	0.0594	9.8000e-004	0.0604	0.0000	172.2708	172.2708	4.2500e-003	4.5200e-003	173.7232
Total	0.0717	0.2264	0.7097	2.7700e-003	0.2564	2.5400e-003	0.2590	0.0688	2.3900e-003	0.0712	0.0000	259.3404	259.3404	5.1300e-003	0.0174	264.6515

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1809	1.6543	1.8681	3.1000e-003	0.0805	0.0805	0.0805	0.0757	0.0757	0.0757	0.0000	266.5751	266.5751	0.0634	0.0000	268.1605
Total	0.1809	1.6543	1.8681	3.1000e-003	0.0805	0.0805	0.0805	0.0757	0.0757	0.0757	0.0000	266.5751	266.5751	0.0634	0.0000	268.1605

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	5.6100e-003	0.1774	0.0707	9.1000e-004	0.0327	1.4700e-003	0.0342	9.4300e-003	1.4100e-003	0.0108	0.0000	87.0696	87.0696	8.8000e-004	0.0129	90.9283
Worker	0.0661	0.0490	0.6390	1.6600e-003	0.2237	1.0700e-003	0.2248	0.0594	0.0604	0.0000	172.2708	172.2708	4.2500e-003	4.5200e-003	173.7232	
Total	0.0717	0.2264	0.7097	2.7700e-003	0.2564	2.5400e-003	0.2590	0.0688	0.0712	0.0000	259.3404	259.3404	5.1300e-003	0.0174	264.6515	

3.4 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0515	0.4705	0.5658	9.4000e-004	0.0215	0.0215	0.0202	0.0202	0.0202	0.0000	81.1472	81.1472	0.0192	0.0000	81.6269	
Total	0.0515	0.4705	0.5658	9.4000e-004	0.0215	0.0215	0.0202	0.0202	0.0202	0.0000	81.1472	81.1472	0.0192	0.0000	81.6269	

3.4 Building Construction - 2024
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	1.6800e-003	0.0540	0.0213	2.7000e-004	9.9500e-004	4.5000e-004	0.0104	2.8700e-003	4.3000e-004	3.3000e-003	0.0000	26.0912	26.0912	2.8000e-004	3.8500e-003	27.2461
Worker	0.0188	0.0133	0.1822	5.5000e-004	0.0681	3.1000e-004	0.0684	0.0181	2.9000e-004	0.0184	0.0000	51.1740	51.1740	1.1700e-003	1.2800e-003	51.5839
Total	0.0205	0.0673	0.2035	8.2000e-004	0.0780	7.6000e-004	0.0788	0.0210	7.2000e-004	0.0217	0.0000	77.2653	77.2653	1.4500e-003	5.1300e-003	78.3299

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0515	0.4705	0.5658	9.4000e-004	0.0215	0.0215	0.0202	0.0202	0.0202	0.0202	0.0000	81.1471	81.1471	0.0192	0.0000	81.6268
Total	0.0515	0.4705	0.5658	9.4000e-004	0.0215	0.0215	0.0202	0.0202	0.0202	0.0202	0.0000	81.1471	81.1471	0.0192	0.0000	81.6268

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.4 Building Construction - 2024****Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	1.6800e-003	0.0540	0.0213	2.7000e-004	9.9500e-004	4.5000e-004	0.0104	2.8700e-003	4.3000e-004	3.3000e-003	0.0000	26.0912	26.0912	2.8000e-004	3.8500e-003	27.2461
Worker	0.0188	0.0133	0.1822	5.5000e-004	0.0681	3.1000e-004	0.0684	0.0181	2.9000e-004	0.0184	0.0000	51.1740	51.1740	1.1700e-003	1.2800e-003	51.5839
Total	0.0205	0.0673	0.2035	8.2000e-004	0.0780	7.6000e-004	0.0788	0.0210	7.2000e-004	0.0217	0.0000	77.2653	77.2653	1.4500e-003	5.1300e-003	78.3299

3.5 Paving - 2024**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Off-Road	0.0222	0.2143	0.3291	5.1000e-004	0.0105	0.0105	0.0105	0.0000	0.0000	0.0000	45.0597	45.0597	0.0146	0.0000	45.4240	
Paving	4.3100e-003				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0265	0.2143	0.3291	5.1000e-004	0.0105	0.0105	0.0105	0.0000	0.0000	0.0000	45.0597	45.0597	0.0146	0.0000	45.4240	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.5 Paving - 2024****Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	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	1.0200e-003	7.2000e-004	9.9300e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7300e-003	9.9000e-004	2.0000e-005	1.0000e-003	0.0000	2.7879	2.7879	6.0000e-005	7.0000e-005	2.8103
Total	1.0200e-003	7.2000e-004	9.9300e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7300e-003	9.9000e-004	2.0000e-005	1.0000e-003	0.0000	2.7879	2.7879	6.0000e-005	7.0000e-005	2.8103

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Off-Road	0.0222	0.2143	0.3291	5.1000e-004	0.0105	0.0105	0.0105	9.7000e-003	9.7000e-003	0.0000	45.0596	45.0596	0.0146	0.0000	45.4240	
Paving	4.3100e-003				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0265	0.2143	0.3291	5.1000e-004	0.0105	0.0105	0.0105	9.7000e-003	9.7000e-003	0.0000	45.0596	45.0596	0.0146	0.0000	45.4240	

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.5 Paving - 2024****Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
	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	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	0.0000	
Worker	1.0200e-003	7.2000e-004	9.9300e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7300e-003	9.9000e-004	2.0000e-005	1.0000e-003	0.0000	2.7879	2.7879	6.0000e-005	7.0000e-005	2.8103		
Total	1.0200e-003	7.2000e-004	9.9300e-003	3.0000e-005	3.7100e-003	2.0000e-005	3.7300e-003	9.9000e-004	2.0000e-005	1.0000e-003	0.0000	2.7879	2.7879	6.0000e-005	7.0000e-005	2.8103		

3.6 Architectural Coating - 2024**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
	tons/yr															MT/yr		
Archit. Coating	1.0558						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	4.0700e-003	0.0274	0.0407	7.0000e-005	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	0.0000	5.7448	5.7448	3.2000e-004	0.0000	5.7529		
Total	1.0599	0.0274	0.0407	7.0000e-005	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	0.0000	5.7448	5.7448	3.2000e-004	0.0000	5.7529		

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	2.3900e-003	1.6900e-003	0.0232	7.0000e-005	8.6600e-003	4.0000e-005	8.7000e-003	2.3000e-003	4.0000e-005	2.3300e-003	0.0000	6.5052	6.5052	1.5000e-004	1.6000e-004	6.5573	
Total	2.3900e-003	1.6900e-003	0.0232	7.0000e-005	8.6600e-003	4.0000e-005	8.7000e-003	2.3000e-003	4.0000e-005	2.3300e-003	0.0000	6.5052	6.5052	1.5000e-004	1.6000e-004	6.5573	

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	CH4	N2O	CO2e
	tons/yr										MT/yr						
Archit. Coating	1.0558						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	4.0700e-003	0.0274	0.0407	7.0000e-005	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	0.0000	5.7448	5.7448	3.2000e-004	0.0000	5.7529	
Total	1.0599	0.0274	0.0407	7.0000e-005	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	1.3700e-003	0.0000	5.7448	5.7448	3.2000e-004	0.0000	5.7529	

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	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	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	0.0000
Worker	2.3900e-003	1.6900e-003	0.0232	7.0000e-005	8.6600e-003	4.0000e-005	8.7000e-003	2.3000e-003	4.0000e-005	2.3300e-003	0.0000	6.5052	6.5052	1.5000e-004	1.6000e-004	6.5573	
Total	2.3900e-003	1.6900e-003	0.0232	7.0000e-005	8.6600e-003	4.0000e-005	8.7000e-003	2.3000e-003	4.0000e-005	2.3300e-003	0.0000	6.5052	6.5052	1.5000e-004	1.6000e-004	6.5573	

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Mitigated	0.4390	0.6516	4.1814	9.5400e-003	1.0055	7.8200e-003	1.0133	0.2686	7.3300e-003	0.2759	0.0000	895.7903	0.0495	0.0459	910.7105	
Unmitigated	0.4927	0.7965	5.1300	0.0123	1.3027	9.9200e-003	1.3126	0.3480	9.3000e-003	0.3573	0.0000	1,151.642	0.0585	0.0564	1,169.905	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated			Mitigated		
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Condo/Townhouse	1,008.00	1,008.00	1,008.00	1008.00	3,444,489	3,444,489	2,658.656	2,658.656	2,658.656
Other Asphalt Surfaces	0.00	0.00	0.00	0.00					
Recreational Swimming Pool	0.00	0.00	0.00	0.00					
Total	1,008.00	1,008.00	1,008.00	1,008.00	3,444,489	3,444,489	2,658.656	2,658.656	2,658.656

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	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3			
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0			
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9			

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
Other Asphalt Surfaces	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

Recreational Swimming Pool	0.537845	0.056225	0.173186	0.138405	0.025906	0.007191	0.011447	0.018769	0.000611	0.000309	0.023821	0.001097	0.005189
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	MT/yr	
																	tons/yr	
Electricity Mitigated					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	6.7655	6.7655	5.7000e-004	7.0000e-004	6.8004	
Electricity Unmitigated					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	123.4904	123.4904	0.0104	0.12600e-003	124.1275	
Natural Gas Mitigated	0.0159	0.1361	0.0579	8.7000e-004	0.0110	0.0110		0.0110	0.0110	0.0110	0.0000	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003	158.5732	
Natural Gas Unmitigated	0.0159	0.1361	0.0579	8.7000e-004	0.0110	0.0110		0.0110	0.0110	0.0110	0.0000	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003	158.5732	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e MT/yr
Condo/Townhouse	2.954e+006	0.0159	0.1361	0.0579	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0159	0.1361	0.0579	8.7000e-004			0.0110	0.0110		0.0110	0.0110	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003	158.5732

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Mitigated**

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e MT/yr
Condo/Townhouse	2.954e+006	0.0159	0.1361	0.0579	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0159	0.1361	0.0579	8.7000e-004		0.0110	0.0110	0.0110	0.0110	0.0110	0.0110	0.0000	0.0000	157.6365	157.6365	3.0200e-003	2.8900e-003

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

Land Use	Electricity Use kWh/yr	Total CO ₂	CH ₄	N ₂ O	CO ₂ e MT/yr
Condo/Townhouse	696326	123.4904	0.0104	1.2600e-003	124.1275
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total	123.4904	0.0104	1.2600e-003		124.1275

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Mitigated**

Land Use	Electricity Use kWh/yr	Total CO ₂	CH ₄	N ₂ O	CO ₂ e MT/yr
Condo/Townhouse	84.5821	7.1400e-003	8.7000e-004	-0.0004	85.0184
e	476934				
Other Asphalt Surfaces	-219393	-38.9083	-0.0033	-0.0004	-39.1090
Recreational Swimming Pool	-219393	-38.9083	-0.0033	-0.0004	-39.1090
Total	6.7655	5.8000e-004	7.0000e-005	6.8004	

6.0 Area Detail**6.1 Mitigation Measures Area**

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

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Mitigated	1.3533	0.0166	1.4437	8.0000e-005		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	2.3594	2.2700e-003	0.0000	2.4160	
Unmitigated	1.3533	0.0166	1.4437	8.0000e-005		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	2.3594	2.2700e-003	0.0000	2.4160	

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															MT/yr
Architectural Coating	0.1056					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2043					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	0.0434	0.0166	1.4437	8.0000e-005		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	2.3594	2.2700e-003	0.0000	2.4160	
Total	1.3533	0.0166	1.4437	8.0000e-005		8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	0.0000	2.3594	2.2700e-003	0.0000	2.4160	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr															MT/yr
Architectural Coating	0.1056				0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2043				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
Landscaping	0.0434	0.0166	1.4437	8.0000e-005	8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	8.0000e-003	0.0000	2.3594	2.3594	2.2700e-003	0.0000	2.4160
Total	1.3533	0.0166	1.4437	8.0000e-005	8.0000e-003	8.0000e-003		8.0000e-003	8.0000e-003	8.0000e-003	0.0000	2.3594	2.3594	2.2700e-003	0.0000	2.4160

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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

Category	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr		
Mitigated	36.9726	0.2984	7.3300e-003	46.6164
Unmitigated	43.7823	0.3728	9.1300e-003	55.8244

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Condo/Townhouse	9.12156 / 5.75055	35.2879	0.3000	7.3500e-003	44.9771
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	2.2155 / 1.35789	8.4944	0.0729	1.7800e-003	10.8474
Total		43.7823	0.3728	9.1300e-003	55.8244

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**7.2 Water by Land Use****Mitigated**

Land Use	Indoor/Out door Use Mgal	Total CO2 MT/yr	CH4	N2O	CO2e
Condor/Townhouse e	7.29725 / 5.39977	29.8052	0.2401	5.9000e-003	37.5647
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	1.7724 / 1.27506	7.1674	0.0583	1.4300e-003	9.0517
Total		36.9726	0.2984	7.3300e-003	46.6164

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

Lakeshore Dr 10 Acres Residential - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	28.2076	1.6670	0.0000	69.8832
Unmitigated	56.4153	3.3341	0.0000	139.7664

8.2 Waste by Land Use
Unmitigated

Land Use	Waste Disposed tons	Total CO2 MT/yr	CH4	N2O	CO2e
Condo/Townhouse	64.4	13.0726	0.7726	0.0000	32.3869
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	213.52	43.3426	2.5615	0.0000	107.3795
Total	56.4153	3.3341	0.0000	139.7664	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.2 Waste by Land Use****Mitigated**

Land Use	Waste Disposed tons	Total CO2 MT/yr	CH4	N2O	CO2e
Condo/Townhouse	32.2	6.5363	0.3863	0.0000	16.1934
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	106.76	21.6713	1.2807	0.0000	53.6898
Total	28.2076	1.6670	0.0000	69.8832	

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

