

Appendix A

Air Quality/Greenhouse Gas/Energy Data

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

**Beverly Boulevard Warehouse
Los Angeles-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	357.90	1000sqft	8.22	357,903.00	0
Other Non-Asphalt Surfaces	5.12	Acre	5.12	223,027.20	0
Parking Lot	403.00	Space	3.63	161,200.00	0
City Park	1.97	Acre	1.97	85,813.20	0
Regional Shopping Center	2.50	1000sqft	0.06	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - per construction questionnaire

Off-road Equipment -

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Trips and VMT - hauling distance per construction questionnaire

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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Grading -

Architectural Coating - SCAQMD Rule 1113; 100,000 sf will be painted on the building. All other surfaces will be prefinished panels or masonry

Vehicle Trips - per traffic study

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation -

Water Mitigation - CALGreen Code

Waste Mitigation - AB 341

Fleet Mix - per traffic study

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	180,202.00	100,000.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintParkingValue	50	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	300.00	261.00
tblConstructionPhase	NumDays	30.00	66.00
tblConstructionPhase	NumDays	20.00	21.00
tblFleetMix	HHD	8.0120e-003	0.19
tblFleetMix	LDA	0.54	0.69
tblFleetMix	LDT1	0.06	0.00

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0830e-003	0.07
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	3.3740e-003	0.00
tblFleetMix	MHD	0.01	0.06
tblFleetMix	OBUS	9.2500e-004	0.00
tblFleetMix	SBUS	6.9800e-004	0.00
tblFleetMix	UBUS	6.1100e-004	0.00
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialImported	0.00	65,000.00
tblLandUse	LandUseSquareFeet	357,900.00	357,903.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	46.12	74.20

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	21.10	74.20
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	37.75	74.20

2.0 Emissions Summary

Beverly Boulevard Warehouse - Los Angeles-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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.4363	4.9779	3.8624	0.0128	0.8805	0.1665	1.0470	0.3234	0.1546	0.4780	0.0000	1,184.0874	1,184.0874	0.1913	0.0809	1,212.9898
2023	1.1600	3.4004	4.4827	0.0108	0.4169	0.1301	0.5470	0.1124	0.1216	0.2341	0.0000	979.8578	979.8578	0.1462	0.0381	994.8514
Maximum	1.1600	4.9779	4.4827	0.0128	0.8805	0.1665	1.0470	0.3234	0.1546	0.4780	0.0000	1,184.0874	1,184.0874	0.1913	0.0809	1,212.9898

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.4363	4.9779	3.8624	0.0128	0.5288	0.1665	0.6953	0.1748	0.1546	0.3294	0.0000	1,184.0867	1,184.0867	0.1913	0.0809	1,212.9892
2023	1.1600	3.4004	4.4826	0.0108	0.4169	0.1301	0.5470	0.1124	0.1216	0.2341	0.0000	979.8572	979.8572	0.1462	0.0381	994.8508
Maximum	1.1600	4.9779	4.4826	0.0128	0.5288	0.1665	0.6953	0.1748	0.1546	0.3294	0.0000	1,184.0867	1,184.0867	0.1913	0.0809	1,212.9892

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	27.11	0.00	22.07	34.10	0.00	20.87	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	6-1-2022	8-31-2022	3.3127	3.3127
2	9-1-2022	11-30-2022	1.5138	1.5138
3	12-1-2022	2-28-2023	1.4036	1.4036
4	3-1-2023	5-31-2023	1.3731	1.3731
5	6-1-2023	8-31-2023	1.4912	1.4912
		Highest	3.3127	3.3127

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204
Energy	1.6800e-003	0.0153	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	275.5429	275.5429	0.0222	2.9500e-003	276.9775
Mobile	0.2271	2.4020	3.1821	0.0172	1.1999	0.0181	1.2181	0.3249	0.0172	0.3421	0.0000	1,649.0677	1,649.0677	0.0644	0.1654	1,699.9662
Waste						0.0000	0.0000		0.0000	0.0000	68.8606	0.0000	68.8606	4.0696	0.0000	170.5993
Water						0.0000	0.0000		0.0000	0.0000	26.3161	196.3968	222.7129	2.7195	0.0658	310.3177
Total	1.6438	2.4174	3.2047	0.0173	1.1999	0.0193	1.2193	0.3249	0.0184	0.3433	95.1767	2,121.0266	2,216.2033	6.8757	0.2342	2,457.8811

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204
Energy	1.6800e-003	0.0153	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	275.5429	275.5429	0.0222	2.9500e-003	276.9775
Mobile	0.2271	2.4020	3.1821	0.0172	1.1999	0.0181	1.2181	0.3249	0.0172	0.3421	0.0000	1,649.0677	1,649.0677	0.0644	0.1654	1,699.9662
Waste						0.0000	0.0000		0.0000	0.0000	34.4303	0.0000	34.4303	2.0348	0.0000	85.2996
Water						0.0000	0.0000		0.0000	0.0000	21.0529	158.0872	179.1400	2.1757	0.0527	249.2289
Total	1.6438	2.4174	3.2047	0.0173	1.1999	0.0193	1.2193	0.3249	0.0184	0.3433	55.4832	2,082.7169	2,138.2001	4.2971	0.2210	2,311.4926

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.71	1.81	3.52	37.50	5.62	5.96

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2022	8/31/2022	5	66	
2	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
3	Paving	Paving	7/1/2023	7/31/2023	5	21	

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4	Architectural Coating	Architectural Coating	10/1/2023	10/31/2023	5	22
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 297

Acres of Paving: 8.75

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 540,605; Non-Residential Outdoor: 100,000; Striped Parking Area: 23,054 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Off-Highway Trucks	2	8.00	402	0.38
Grading	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Paving	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Graders	1	8.00	187	0.41
Building Construction	Rollers	2	8.00	80	0.38

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Building Construction	Rough Terrain Forklifts	4	8.00	100	0.40
Building Construction	Skid Steer Loaders	3	8.00	65	0.37
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Trenchers	1	8.00	78	0.50
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	8,375.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	16	349.00	136.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

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

3.2 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5587	0.0000	0.5587	0.2361	0.0000	0.2361	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2026	2.0767	1.3763	3.5000e-003		0.0867	0.0867		0.0797	0.0797	0.0000	307.5266	307.5266	0.0995	0.0000	310.0131
Total	0.2026	2.0767	1.3763	3.5000e-003	0.5587	0.0867	0.6454	0.2361	0.0797	0.3158	0.0000	307.5266	307.5266	0.0995	0.0000	310.0131

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0268	1.0704	0.2182	3.8500e-003	0.1080	7.8100e-003	0.1158	0.0297	7.4800e-003	0.0371	0.0000	382.3825	382.3825	0.0204	0.0607	400.9751
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1700e-003	2.6400e-003	0.0343	9.0000e-005	0.0101	7.0000e-005	0.0102	2.6900e-003	6.0000e-005	2.7500e-003	0.0000	8.3813	8.3813	2.4000e-004	2.3000e-004	8.4551
Total	0.0300	1.0731	0.2525	3.9400e-003	0.1182	7.8800e-003	0.1260	0.0324	7.5400e-003	0.0399	0.0000	390.7638	390.7638	0.0207	0.0609	409.4302

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3.2 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2070	0.0000	0.2070	0.0875	0.0000	0.0875	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2026	2.0767	1.3763	3.5000e-003		0.0867	0.0867		0.0797	0.0797	0.0000	307.5262	307.5262	0.0995	0.0000	310.0127
Total	0.2026	2.0767	1.3763	3.5000e-003	0.2070	0.0867	0.2937	0.0875	0.0797	0.1672	0.0000	307.5262	307.5262	0.0995	0.0000	310.0127

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0268	1.0704	0.2182	3.8500e-003	0.1080	7.8100e-003	0.1158	0.0297	7.4800e-003	0.0371	0.0000	382.3825	382.3825	0.0204	0.0607	400.9751
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1700e-003	2.6400e-003	0.0343	9.0000e-005	0.0101	7.0000e-005	0.0102	2.6900e-003	6.0000e-005	2.7500e-003	0.0000	8.3813	8.3813	2.4000e-004	2.3000e-004	8.4551
Total	0.0300	1.0731	0.2525	3.9400e-003	0.1182	7.8800e-003	0.1260	0.0324	7.5400e-003	0.0399	0.0000	390.7638	390.7638	0.0207	0.0609	409.4302

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3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1402	1.4805	1.5691	2.6900e-003		0.0681	0.0681		0.0637	0.0637	0.0000	235.1194	235.1194	0.0635	0.0000	236.7061
Total	0.1402	1.4805	1.5691	2.6900e-003		0.0681	0.0681		0.0637	0.0637	0.0000	235.1194	235.1194	0.0635	0.0000	236.7061

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.3042	0.1009	1.1600e-003	0.0373	2.7600e-003	0.0401	0.0108	2.6400e-003	0.0134	0.0000	112.9707	112.9707	3.7700e-003	0.0163	117.9211
Worker	0.0520	0.0433	0.5636	1.4900e-003	0.1664	1.0900e-003	0.1675	0.0442	1.0000e-003	0.0452	0.0000	137.7068	137.7068	3.9300e-003	3.7400e-003	138.9193
Total	0.0636	0.3476	0.6645	2.6500e-003	0.2036	3.8500e-003	0.2075	0.0550	3.6400e-003	0.0586	0.0000	250.6775	250.6775	7.7000e-003	0.0200	256.8405

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3.3 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1402	1.4805	1.5691	2.6900e-003		0.0681	0.0681		0.0637	0.0637	0.0000	235.1192	235.1192	0.0635	0.0000	236.7058
Total	0.1402	1.4805	1.5691	2.6900e-003		0.0681	0.0681		0.0637	0.0637	0.0000	235.1192	235.1192	0.0635	0.0000	236.7058

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.3042	0.1009	1.1600e-003	0.0373	2.7600e-003	0.0401	0.0108	2.6400e-003	0.0134	0.0000	112.9707	112.9707	3.7700e-003	0.0163	117.9211
Worker	0.0520	0.0433	0.5636	1.4900e-003	0.1664	1.0900e-003	0.1675	0.0442	1.0000e-003	0.0452	0.0000	137.7068	137.7068	3.9300e-003	3.7400e-003	138.9193
Total	0.0636	0.3476	0.6645	2.6500e-003	0.2036	3.8500e-003	0.2075	0.0550	3.6400e-003	0.0586	0.0000	250.6775	250.6775	7.7000e-003	0.0200	256.8405

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.3 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2623	2.7289	3.1262	5.3800e-003		0.1207	0.1207		0.1128	0.1128	0.0000	470.2968	470.2968	0.1265	0.0000	473.4582
Total	0.2623	2.7289	3.1262	5.3800e-003		0.1207	0.1207		0.1128	0.1128	0.0000	470.2968	470.2968	0.1265	0.0000	473.4582

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0134	0.4768	0.1785	2.2000e-003	0.0746	2.2900e-003	0.0769	0.0215	2.1900e-003	0.0237	0.0000	215.1321	215.1321	7.1900e-003	0.0310	224.5381
Worker	0.0964	0.0766	1.0373	2.8900e-003	0.3327	2.0500e-003	0.3348	0.0884	1.8900e-003	0.0903	0.0000	268.1589	268.1589	7.0400e-003	6.8900e-003	270.3893
Total	0.1098	0.5534	1.2158	5.0900e-003	0.4073	4.3400e-003	0.4116	0.1099	4.0800e-003	0.1140	0.0000	483.2909	483.2909	0.0142	0.0379	494.9274

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.3 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2623	2.7289	3.1261	5.3800e-003		0.1207	0.1207		0.1128	0.1128	0.0000	470.2962	470.2962	0.1265	0.0000	473.4576
Total	0.2623	2.7289	3.1261	5.3800e-003		0.1207	0.1207		0.1128	0.1128	0.0000	470.2962	470.2962	0.1265	0.0000	473.4576

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0134	0.4768	0.1785	2.2000e-003	0.0746	2.2900e-003	0.0769	0.0215	2.1900e-003	0.0237	0.0000	215.1321	215.1321	7.1900e-003	0.0310	224.5381
Worker	0.0964	0.0766	1.0373	2.8900e-003	0.3327	2.0500e-003	0.3348	0.0884	1.8900e-003	0.0903	0.0000	268.1589	268.1589	7.0400e-003	6.8900e-003	270.3893
Total	0.1098	0.5534	1.2158	5.0900e-003	0.4073	4.3400e-003	0.4116	0.1099	4.0800e-003	0.1140	0.0000	483.2909	483.2909	0.0142	0.0379	494.9274

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.2400e-003	0.1017	0.0909	1.8000e-004		4.2400e-003	4.2400e-003		3.9000e-003	3.9000e-003	0.0000	15.7337	15.7337	5.0900e-003	0.0000	15.8609
Paving	4.7600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0140	0.1017	0.0909	1.8000e-004		4.2400e-003	4.2400e-003		3.9000e-003	3.9000e-003	0.0000	15.7337	15.7337	5.0900e-003	0.0000	15.8609

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.6000e-004	3.5900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.9273	0.9273	2.0000e-005	2.0000e-005	0.9351
Total	3.3000e-004	2.6000e-004	3.5900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.9273	0.9273	2.0000e-005	2.0000e-005	0.9351

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.4 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.2400e-003	0.1017	0.0909	1.8000e-004		4.2400e-003	4.2400e-003		3.9000e-003	3.9000e-003	0.0000	15.7337	15.7337	5.0900e-003	0.0000	15.8609
Paving	4.7600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0140	0.1017	0.0909	1.8000e-004		4.2400e-003	4.2400e-003		3.9000e-003	3.9000e-003	0.0000	15.7337	15.7337	5.0900e-003	0.0000	15.8609

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.6000e-004	3.5900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.9273	0.9273	2.0000e-005	2.0000e-005	0.9351
Total	3.3000e-004	2.6000e-004	3.5900e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	0.9273	0.9273	2.0000e-005	2.0000e-005	0.9351

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	0.7711	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4400e-003	1.9400e-003	0.0263	7.0000e-005	8.4400e-003	5.0000e-005	8.4900e-003	2.2400e-003	5.0000e-005	2.2900e-003	0.0000	6.8005	6.8005	1.8000e-004	1.7000e-004	6.8570
Total	2.4400e-003	1.9400e-003	0.0263	7.0000e-005	8.4400e-003	5.0000e-005	8.4900e-003	2.2400e-003	5.0000e-005	2.2900e-003	0.0000	6.8005	6.8005	1.8000e-004	1.7000e-004	6.8570

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

3.5 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7690					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	0.7711	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4400e-003	1.9400e-003	0.0263	7.0000e-005	8.4400e-003	5.0000e-005	8.4900e-003	2.2400e-003	5.0000e-005	2.2900e-003	0.0000	6.8005	6.8005	1.8000e-004	1.7000e-004	6.8570
Total	2.4400e-003	1.9400e-003	0.0263	7.0000e-005	8.4400e-003	5.0000e-005	8.4900e-003	2.2400e-003	5.0000e-005	2.2900e-003	0.0000	6.8005	6.8005	1.8000e-004	1.7000e-004	6.8570

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2271	2.4020	3.1821	0.0172	1.1999	0.0181	1.2181	0.3249	0.0172	0.3421	0.0000	1,649.0677	1,649.0677	0.0644	0.1654	1,699.9662
Unmitigated	0.2271	2.4020	3.1821	0.0172	1.1999	0.0181	1.2181	0.3249	0.0172	0.3421	0.0000	1,649.0677	1,649.0677	0.0644	0.1654	1,699.9662

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	185.50	185.50	185.50	401,208	401,208
Unrefrigerated Warehouse-No Rail	622.75	622.75	622.75	2,668,913	2,668,913
Total	808.25	808.25	808.25	3,070,121	3,070,121

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Other Non-Asphalt Surfaces	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Parking Lot	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Regional Shopping Center	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Unrefrigerated Warehouse-No Rail	0.690000	0.000000	0.000000	0.000000	0.000000	0.068000	0.055000	0.187000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	258.9003	258.9003	0.0219	2.6500e-003	260.2359
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	258.9003	258.9003	0.0219	2.6500e-003	260.2359
Natural Gas Mitigated	1.6800e-003	0.0153	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.6427	16.6427	3.2000e-004	3.1000e-004	16.7416
Natural Gas Unmitigated	1.6800e-003	0.0153	0.0128	9.0000e-005		1.1600e-003	1.1600e-003		1.1600e-003	1.1600e-003	0.0000	16.6427	16.6427	3.2000e-004	3.1000e-004	16.7416

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	4075	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2175	0.2175	0.0000	0.0000	0.2188
Unrefrigerated Warehouse-No Rail	307797	1.6600e-003	0.0151	0.0127	9.0000e-005		1.1500e-003	1.1500e-003		1.1500e-003	1.1500e-003	0.0000	16.4252	16.4252	3.1000e-004	3.0000e-004	16.5228
Total		1.6800e-003	0.0153	0.0128	9.0000e-005		1.1700e-003	1.1700e-003		1.1700e-003	1.1700e-003	0.0000	16.6427	16.6427	3.1000e-004	3.0000e-004	16.7416

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	4075	2.0000e-005	2.0000e-004	1.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.2175	0.2175	0.0000	0.0000	0.2188
Unrefrigerated Warehouse-No Rail	307797	1.6600e-003	0.0151	0.0127	9.0000e-005		1.1500e-003	1.1500e-003		1.1500e-003	1.1500e-003	0.0000	16.4252	16.4252	3.1000e-004	3.0000e-004	16.5228
Total		1.6800e-003	0.0153	0.0128	9.0000e-005		1.1700e-003	1.1700e-003		1.1700e-003	1.1700e-003	0.0000	16.6427	16.6427	3.1000e-004	3.0000e-004	16.7416

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	56420	10.0058	8.4000e-004	1.0000e-004	10.0575
Regional Shopping Center	32675	5.7948	4.9000e-004	6.0000e-005	5.8247
Unrefrigerated Warehouse-No Rail	1.37077e+006	243.0997	0.0205	2.4900e-003	244.3538
Total		258.9003	0.0219	2.6500e-003	260.2359

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	56420	10.0058	8.4000e-004	1.0000e-004	10.0575
Regional Shopping Center	32675	5.7948	4.9000e-004	6.0000e-005	5.8247
Unrefrigerated Warehouse-No Rail	1.37077e+006	243.0997	0.0205	2.4900e-003	244.3538
Total		258.9003	0.0219	2.6500e-003	260.2359

6.0 Area Detail

6.1 Mitigation Measures Area

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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
Category	tons/yr										MT/yr					
Mitigated	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204
Unmitigated	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0862					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3280					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.1000e-004	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204
Total	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0862					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3280					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.1000e-004	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204
Total	1.4151	9.0000e-005	9.8300e-003	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0191	0.0191	5.0000e-005	0.0000	0.0204

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

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	179.1400	2.1757	0.0527	249.2289
Unmitigated	222.7129	2.7195	0.0658	310.3177

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 2.34722	4.6248	3.9000e-004	5.0000e-005	4.6486
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.185181 / 0.113498	0.7100	6.0900e-003	1.5000e-004	0.9067
Unrefrigerated Warehouse-No Rail	82.7644 / 0	217.3782	2.7130	0.0656	304.7625
Total		222.7129	2.7195	0.0658	310.3177

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 2.34722	4.6248	3.9000e-004	5.0000e-005	4.6486
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.148145 / 0.113498	0.6127	4.8800e-003	1.2000e-004	0.7703
Unrefrigerated Warehouse-No Rail	66.2115 / 0	173.9025	2.1704	0.0525	243.8100
Total		179.1400	2.1757	0.0527	249.2289

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Beverly Boulevard Warehouse - Los Angeles-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	34.4303	2.0348	0.0000	85.2996
Unmitigated	68.8606	4.0696	0.0000	170.5993

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.17	0.0345	2.0400e-003	0.0000	0.0855
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2.63	0.5339	0.0316	0.0000	1.3226
Unrefrigerated Warehouse-No Rail	336.43	68.2923	4.0360	0.0000	169.1912
Total		68.8606	4.0696	0.0000	170.5993

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.085	0.0173	1.0200e-003	0.0000	0.0428
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.315	0.2669	0.0158	0.0000	0.6613
Unrefrigerated Warehouse-No Rail	168.215	34.1461	2.0180	0.0000	84.5956
Total		34.4303	2.0348	0.0000	85.2997

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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Beverly Boulevard Warehouse - Los Angeles-South Coast County, Annual

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

**Beverly Boulevard Warehouse
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	357.90	1000sqft	8.22	357,903.00	0
Other Non-Asphalt Surfaces	5.12	Acre	5.12	223,027.20	0
Parking Lot	403.00	Space	3.63	161,200.00	0
City Park	1.97	Acre	1.97	85,813.20	0
Regional Shopping Center	2.50	1000sqft	0.06	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - per construction questionnaire

Off-road Equipment -

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Trips and VMT - hauling distance per construction questionnaire

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

Grading -

Architectural Coating - SCAQMD Rule 1113; 100,000 sf will be painted on the building. All other surfaces will be prefinished panels or masonry

Vehicle Trips - per traffic study

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation -

Water Mitigation - CALGreen Code

Waste Mitigation - AB 341

Fleet Mix - per traffic study

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	180,202.00	100,000.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintParkingValue	50	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	300.00	261.00
tblConstructionPhase	NumDays	30.00	66.00
tblConstructionPhase	NumDays	20.00	21.00
tblFleetMix	HHD	8.0120e-003	0.19
tblFleetMix	LDA	0.54	0.69
tblFleetMix	LDT1	0.06	0.00

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0830e-003	0.07
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	3.3740e-003	0.00
tblFleetMix	MHD	0.01	0.06
tblFleetMix	OBUS	9.2500e-004	0.00
tblFleetMix	SBUS	6.9800e-004	0.00
tblFleetMix	UBUS	6.1100e-004	0.00
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialImported	0.00	65,000.00
tblLandUse	LandUseSquareFeet	357,900.00	357,903.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	46.12	74.20

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	21.10	74.20
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	37.75	74.20

2.0 Emissions Summary

Beverly Boulevard Warehouse - Los Angeles-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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	7.0539	93.7675	52.1106	0.2255	20.5745	2.8647	23.4392	8.1491	2.6442	10.7933	0.0000	23,335.46 70	23,335.46 70	4.0134	2.0335	24,041.79 69
2023	70.3263	47.0696	59.6236	0.1397	4.8839	1.8415	6.7254	1.3150	1.7156	3.0307	0.0000	13,969.65 38	13,969.65 38	2.3182	0.4745	14,169.00 02
Maximum	70.3263	93.7675	59.6236	0.2255	20.5745	2.8647	23.4392	8.1491	2.6442	10.7933	0.0000	23,335.46 70	23,335.46 70	4.0134	2.0335	24,041.79 69

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	7.0539	93.7675	52.1106	0.2255	9.9163	2.8647	12.7810	3.6462	2.6442	6.2904	0.0000	23,335.46 70	23,335.46 70	4.0134	2.0335	24,041.79 69
2023	70.3263	47.0696	59.6236	0.1397	4.8839	1.8415	6.7254	1.3150	1.7156	3.0307	0.0000	13,969.65 38	13,969.65 38	2.3182	0.4745	14,169.00 02
Maximum	70.3263	93.7675	59.6236	0.2255	9.9163	2.8647	12.7810	3.6462	2.6442	6.2904	0.0000	23,335.46 70	23,335.46 70	4.0134	2.0335	24,041.79 69

Beverly Boulevard Warehouse - Los Angeles-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	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	41.87	0.00	35.33	47.58	0.00	32.57	0.00	0.00	0.00	0.00	0.00	0.00

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Energy	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
Mobile	1.3054	12.5028	17.9514	0.0959	6.7191	0.0997	6.8188	1.8159	0.0944	1.9104		10,157.0521	10,157.0521	0.3865	0.9944	10,463.0359
Total	9.0707	12.5872	18.1004	0.0964	6.7191	0.1064	6.8254	1.8159	0.1011	1.9170		10,257.7433	10,257.7433	0.3889	0.9962	10,564.3356

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Energy	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
Mobile	1.3054	12.5028	17.9514	0.0959	6.7191	0.0997	6.8188	1.8159	0.0944	1.9104		10,157.0521	10,157.0521	0.3865	0.9944	10,463.0359
Total	9.0707	12.5872	18.1004	0.0964	6.7191	0.1064	6.8254	1.8159	0.1011	1.9170		10,257.7433	10,257.7433	0.3889	0.9962	10,564.3356

Beverly Boulevard Warehouse - Los Angeles-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	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2022	8/31/2022	5	66	
2	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
3	Paving	Paving	7/1/2023	7/31/2023	5	21	
4	Architectural Coating	Architectural Coating	10/1/2023	10/31/2023	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 297

Acres of Paving: 8.75

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 540,605; Non-Residential Outdoor: 100,000; Striped Parking Area: 23,054 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Off-Highway Trucks	2	8.00	402	0.38
Grading	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

Paving	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Graders	1	8.00	187	0.41
Building Construction	Rollers	2	8.00	80	0.38
Building Construction	Rough Terrain Forklifts	4	8.00	100	0.40
Building Construction	Skid Steer Loaders	3	8.00	65	0.37
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Trenchers	1	8.00	78	0.50
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	8,375.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	16	349.00	136.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					16.9312	0.0000	16.9312	7.1531	0.0000	7.1531			0.0000			0.0000
Off-Road	6.1387	62.9316	41.7064	0.1061		2.6261	2.6261		2.4160	2.4160		10,272.42 49	10,272.42 49	3.3223		10,355.48 26
Total	6.1387	62.9316	41.7064	0.1061	16.9312	2.6261	19.5573	7.1531	2.4160	9.5691		10,272.42 49	10,272.42 49	3.3223		10,355.48 26

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8183	30.7651	6.5795	0.1166	3.3303	0.2366	3.5669	0.9130	0.2264	1.1393		12,771.8066	12,771.8066	0.6832	2.0265	13,392.7937
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0969	0.0708	1.1036	2.8600e-003	0.3130	2.0100e-003	0.3150	0.0830	1.8500e-003	0.0849		291.2356	291.2356	7.8800e-003	7.0100e-003	293.5206
Total	0.9152	30.8359	7.6831	0.1194	3.6433	0.2386	3.8819	0.9960	0.2282	1.2242		13,063.0421	13,063.0421	0.6911	2.0335	13,686.3143

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2730	0.0000	6.2730	2.6502	0.0000	2.6502			0.0000			0.0000
Off-Road	6.1387	62.9316	41.7064	0.1061		2.6261	2.6261		2.4160	2.4160	0.0000	10,272.4249	10,272.4249	3.3223		10,355.4826
Total	6.1387	62.9316	41.7064	0.1061	6.2730	2.6261	8.8991	2.6502	2.4160	5.0662	0.0000	10,272.4249	10,272.4249	3.3223		10,355.4826

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8183	30.7651	6.5795	0.1166	3.3303	0.2366	3.5669	0.9130	0.2264	1.1393		12,771.8066	12,771.8066	0.6832	2.0265	13,392.7937
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0969	0.0708	1.1036	2.8600e-003	0.3130	2.0100e-003	0.3150	0.0830	1.8500e-003	0.0849		291.2356	291.2356	7.8800e-003	7.0100e-003	293.5206
Total	0.9152	30.8359	7.6831	0.1194	3.6433	0.2386	3.8819	0.9960	0.2282	1.2242		13,063.0421	13,063.0421	0.6911	2.0335	13,686.3143

3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645		5,958.0415	5,958.0415	1.6083		5,998.2478
Total	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645		5,958.0415	5,958.0415	1.6083		5,998.2478

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.3 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2676	6.6619	2.2841	0.0266	0.8711	0.0635	0.9346	0.2508	0.0607	0.3115		2,862.277 7	2,862.277 7	0.0957	0.4125	2,987.581 9
Worker	1.2079	0.8819	13.7552	0.0357	3.9010	0.0250	3.9260	1.0346	0.0230	1.0576		3,630.043 4	3,630.043 4	0.0983	0.0873	3,658.524 4
Total	1.4755	7.5437	16.0393	0.0623	4.7721	0.0885	4.8606	1.2854	0.0837	1.3691		6,492.321 1	6,492.321 1	0.1939	0.4998	6,646.106 3

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645	0.0000	5,958.041 5	5,958.041 5	1.6083		5,998.247 8
Total	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645	0.0000	5,958.041 5	5,958.041 5	1.6083		5,998.247 8

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.3 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2676	6.6619	2.2841	0.0266	0.8711	0.0635	0.9346	0.2508	0.0607	0.3115		2,862.277 7	2,862.277 7	0.0957	0.4125	2,987.581 9
Worker	1.2079	0.8819	13.7552	0.0357	3.9010	0.0250	3.9260	1.0346	0.0230	1.0576		3,630.043 4	3,630.043 4	0.0983	0.0873	3,658.524 4
Total	1.4755	7.5437	16.0393	0.0623	4.7721	0.0885	4.8606	1.2854	0.0837	1.3691		6,492.321 1	6,492.321 1	0.1939	0.4998	6,646.106 3

3.3 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968		5,958.775 6	5,958.775 6	1.6022		5,998.831 3
Total	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968		5,958.775 6	5,958.775 6	1.6022		5,998.831 3

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.3 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1566	5.2201	2.0223	0.0253	0.8711	0.0262	0.8974	0.2508	0.0251	0.2759		2,723.8417	2,723.8417	0.0913	0.3916	2,842.8231
Worker	1.1176	0.7792	12.6468	0.0345	3.9010	0.0235	3.9245	1.0346	0.0217	1.0562		3,534.0186	3,534.0186	0.0880	0.0806	3,560.2218
Total	1.2742	5.9993	14.6691	0.0598	4.7721	0.0498	4.8219	1.2854	0.0468	1.3322		6,257.8603	6,257.8603	0.1793	0.4722	6,403.0449

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968	0.0000	5,958.7756	5,958.7756	1.6022		5,998.8313
Total	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968	0.0000	5,958.7756	5,958.7756	1.6022		5,998.8313

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.3 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1566	5.2201	2.0223	0.0253	0.8711	0.0262	0.8974	0.2508	0.0251	0.2759		2,723.841 7	2,723.841 7	0.0913	0.3916	2,842.823 1
Worker	1.1176	0.7792	12.6468	0.0345	3.9010	0.0235	3.9245	1.0346	0.0217	1.0562		3,534.018 6	3,534.018 6	0.0880	0.0806	3,560.221 8
Total	1.2742	5.9993	14.6691	0.0598	4.7721	0.0498	4.8219	1.2854	0.0468	1.3322		6,257.860 3	6,257.860 3	0.1793	0.4722	6,403.044 9

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8805	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714		1,651.756 7	1,651.756 7	0.5342		1,665.112 0
Paving	0.4529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3334	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714		1,651.756 7	1,651.756 7	0.5342		1,665.112 0

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.4 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
Total	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8805	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714	0.0000	1,651.7567	1,651.7567	0.5342		1,665.1120
Paving	0.4529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3334	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714	0.0000	1,651.7567	1,651.7567	0.5342		1,665.1120

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.4 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
Total	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.9104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	70.1021	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2242	0.1563	2.5366	6.9300e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		708.8290	708.8290	0.0177	0.0162	714.0846
Total	0.2242	0.1563	2.5366	6.9300e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		708.8290	708.8290	0.0177	0.0162	714.0846

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.9104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	70.1021	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2242	0.1563	2.5366	6.9300e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		708.8290	708.8290	0.0177	0.0162	714.0846
Total	0.2242	0.1563	2.5366	6.9300e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		708.8290	708.8290	0.0177	0.0162	714.0846

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beverly Boulevard Warehouse - Los Angeles-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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3054	12.5028	17.9514	0.0959	6.7191	0.0997	6.8188	1.8159	0.0944	1.9104		10,157.05 21	10,157.05 21	0.3865	0.9944	10,463.03 59
Unmitigated	1.3054	12.5028	17.9514	0.0959	6.7191	0.0997	6.8188	1.8159	0.0944	1.9104		10,157.05 21	10,157.05 21	0.3865	0.9944	10,463.03 59

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	185.50	185.50	185.50	401,208	401,208
Unrefrigerated Warehouse-No Rail	622.75	622.75	622.75	2,668,913	2,668,913
Total	808.25	808.25	808.25	3,070,121	3,070,121

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Other Non-Asphalt Surfaces	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Parking Lot	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Regional Shopping Center	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Unrefrigerated Warehouse-No Rail	0.690000	0.000000	0.000000	0.000000	0.000000	0.068000	0.055000	0.187000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
NaturalGas Unmitigated	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	11.1644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
Unrefrigerated Warehouse-No Rail	843.278	9.0900e-003	0.0827	0.0695	5.0000e-004		6.2800e-003	6.2800e-003		6.2800e-003	6.2800e-003		99.2092	99.2092	1.9000e-003	1.8200e-003	99.7988
Total		9.2100e-003	0.0838	0.0704	5.1000e-004		6.3600e-003	6.3600e-003		6.3600e-003	6.3600e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	0.0111644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
Unrefrigerated Warehouse-No Rail	0.843278	9.0900e-003	0.0827	0.0695	5.0000e-004		6.2800e-003	6.2800e-003		6.2800e-003	6.2800e-003		99.2092	99.2092	1.9000e-003	1.8200e-003	99.7988
Total		9.2100e-003	0.0838	0.0704	5.1000e-004		6.3600e-003	6.3600e-003		6.3600e-003	6.3600e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

6.0 Area Detail

6.1 Mitigation Measures Area

Beverly Boulevard Warehouse - Los Angeles-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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Unmitigated	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4723					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2900e-003	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Total	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

Beverly Boulevard Warehouse - Los Angeles-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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4723					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2900e-003	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Total	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

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

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Boilers

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

Equipment Type	Number
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11.0 Vegetation

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

**Beverly Boulevard Warehouse
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	357.90	1000sqft	8.22	357,903.00	0
Other Non-Asphalt Surfaces	5.12	Acre	5.12	223,027.20	0
Parking Lot	403.00	Space	3.63	161,200.00	0
City Park	1.97	Acre	1.97	85,813.20	0
Regional Shopping Center	2.50	1000sqft	0.06	2,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - per construction questionnaire

Off-road Equipment -

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Off-road Equipment - per construction questionnaire

Trips and VMT - hauling distance per construction questionnaire

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

Grading -

Architectural Coating - SCAQMD RULE 1113; 100,000 sf will be painted on the building. All other surfaces will be prefinished panels or masonry

Vehicle Trips - per traffic study

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation -

Water Mitigation - CALGreen Code

Waste Mitigation - AB 341

Fleet Mix - per traffic study

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	180,202.00	100,000.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	50	100
tblAreaMitigation	UseLowVOCPaintParkingValue	50	100
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	300.00	261.00
tblConstructionPhase	NumDays	30.00	66.00
tblConstructionPhase	NumDays	20.00	21.00
tblFleetMix	HHD	8.0120e-003	0.19
tblFleetMix	LDA	0.54	0.69
tblFleetMix	LDT1	0.06	0.00

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	6.0830e-003	0.07
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	3.3740e-003	0.00
tblFleetMix	MHD	0.01	0.06
tblFleetMix	OBUS	9.2500e-004	0.00
tblFleetMix	SBUS	6.9800e-004	0.00
tblFleetMix	UBUS	6.1100e-004	0.00
tblGrading	MaterialExported	0.00	2,000.00
tblGrading	MaterialImported	0.00	65,000.00
tblLandUse	LandUseSquareFeet	357,900.00	357,903.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	46.12	74.20

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	21.10	74.20
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	37.75	74.20

2.0 Emissions Summary

Beverly Boulevard Warehouse - Los Angeles-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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	7.0465	95.0072	51.0637	0.2254	20.5745	2.8650	23.4395	8.1491	2.6445	10.7936	0.0000	23,322.59 72	23,322.59 72	4.0127	2.0345	24,029.19 40
2023	70.3429	47.3987	58.6355	0.1379	4.8839	1.8416	6.7255	1.3150	1.7158	3.0308	0.0000	13,782.59 23	13,782.59 23	2.3191	0.4812	13,983.95 39
Maximum	70.3429	95.0072	58.6355	0.2254	20.5745	2.8650	23.4395	8.1491	2.6445	10.7936	0.0000	23,322.59 72	23,322.59 72	4.0127	2.0345	24,029.19 40

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	7.0465	95.0072	51.0637	0.2254	9.9163	2.8650	12.7813	3.6462	2.6445	6.2907	0.0000	23,322.59 71	23,322.59 71	4.0127	2.0345	24,029.19 40
2023	70.3429	47.3987	58.6355	0.1379	4.8839	1.8416	6.7255	1.3150	1.7158	3.0308	0.0000	13,782.59 23	13,782.59 23	2.3191	0.4812	13,983.95 39
Maximum	70.3429	95.0072	58.6355	0.2254	9.9163	2.8650	12.7813	3.6462	2.6445	6.2907	0.0000	23,322.59 71	23,322.59 71	4.0127	2.0345	24,029.19 40

Beverly Boulevard Warehouse - Los Angeles-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	41.87	0.00	35.33	47.58	0.00	32.57	0.00	0.00	0.00	0.00	0.00	0.00

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Energy	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
Mobile	1.2577	13.1176	17.3048	0.0939	6.7191	0.1000	6.8191	1.8159	0.0947	1.9106		9,945.5648	9,945.5648	0.3909	1.0025	10,254.0660
Total	9.0230	13.2021	17.4538	0.0944	6.7191	0.1066	6.8257	1.8159	0.1013	1.9173		10,046.2561	10,046.2561	0.3932	1.0043	10,355.3657

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Energy	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
Mobile	1.2577	13.1176	17.3048	0.0939	6.7191	0.1000	6.8191	1.8159	0.0947	1.9106		9,945.5648	9,945.5648	0.3909	1.0025	10,254.0660
Total	9.0230	13.2021	17.4538	0.0944	6.7191	0.1066	6.8257	1.8159	0.1013	1.9173		10,046.2561	10,046.2561	0.3932	1.0043	10,355.3657

Beverly Boulevard Warehouse - Los Angeles-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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2022	8/31/2022	5	66	
2	Building Construction	Building Construction	9/1/2022	8/31/2023	5	261	
3	Paving	Paving	7/1/2023	7/31/2023	5	21	
4	Architectural Coating	Architectural Coating	10/1/2023	10/31/2023	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 297

Acres of Paving: 8.75

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 540,605; Non-Residential Outdoor: 100,000; Striped Parking Area: 23,054 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Off-Highway Trucks	2	8.00	402	0.38
Grading	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

Paving	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Graders	1	8.00	187	0.41
Building Construction	Rollers	2	8.00	80	0.38
Building Construction	Rough Terrain Forklifts	4	8.00	100	0.40
Building Construction	Skid Steer Loaders	3	8.00	65	0.37
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Trenchers	1	8.00	78	0.50
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	8,375.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	16	349.00	136.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

Replace Ground Cover

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					16.9312	0.0000	16.9312	7.1531	0.0000	7.1531			0.0000			0.0000
Off-Road	6.1387	62.9316	41.7064	0.1061		2.6261	2.6261		2.4160	2.4160		10,272.42 49	10,272.42 49	3.3223		10,355.48 26
Total	6.1387	62.9316	41.7064	0.1061	16.9312	2.6261	19.5573	7.1531	2.4160	9.5691		10,272.42 49	10,272.42 49	3.3223		10,355.48 26

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8040	31.9974	6.6646	0.1166	3.3303	0.2370	3.5673	0.9130	0.2267	1.1397		12,774.33 50	12,774.33 50	0.6824	2.0270	13,395.44 36
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1037	0.0782	1.0132	2.7100e-003	0.3130	2.0100e-003	0.3150	0.0830	1.8500e-003	0.0849		275.8373	275.8373	7.9800e-003	7.4900e-003	278.2678
Total	0.9078	32.0756	7.6779	0.1193	3.6433	0.2390	3.8823	0.9960	0.2286	1.2245		13,050.17 23	13,050.17 23	0.6904	2.0345	13,673.71 14

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2730	0.0000	6.2730	2.6502	0.0000	2.6502			0.0000			0.0000
Off-Road	6.1387	62.9316	41.7064	0.1061		2.6261	2.6261		2.4160	2.4160	0.0000	10,272.42 49	10,272.42 49	3.3223		10,355.48 26
Total	6.1387	62.9316	41.7064	0.1061	6.2730	2.6261	8.8991	2.6502	2.4160	5.0662	0.0000	10,272.42 49	10,272.42 49	3.3223		10,355.48 26

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8040	31.9974	6.6646	0.1166	3.3303	0.2370	3.5673	0.9130	0.2267	1.1397		12,774.33 50	12,774.33 50	0.6824	2.0270	13,395.44 36
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1037	0.0782	1.0132	2.7100e-003	0.3130	2.0100e-003	0.3150	0.0830	1.8500e-003	0.0849		275.8373	275.8373	7.9800e-003	7.4900e-003	278.2678
Total	0.9078	32.0756	7.6779	0.1193	3.6433	0.2390	3.8823	0.9960	0.2286	1.2245		13,050.17 23	13,050.17 23	0.6904	2.0345	13,673.71 14

3.3 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645		5,958.041 5	5,958.041 5	1.6083		5,998.247 8
Total	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645		5,958.041 5	5,958.041 5	1.6083		5,998.247 8

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.3 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2644	6.9365	2.3631	0.0267	0.8711	0.0637	0.9348	0.2508	0.0609	0.3118		2,863.353 1	2,863.353 1	0.0954	0.4130	2,988.808 0
Worker	1.2931	0.9744	12.6293	0.0338	3.9010	0.0250	3.9260	1.0346	0.0230	1.0576		3,438.114 7	3,438.114 7	0.0994	0.0933	3,468.408 9
Total	1.5575	7.9109	14.9924	0.0605	4.7721	0.0887	4.8608	1.2854	0.0840	1.3693		6,301.467 8	6,301.467 8	0.1948	0.5063	6,457.216 9

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645	0.0000	5,958.041 5	5,958.041 5	1.6083		5,998.247 8
Total	3.2232	34.0353	36.0713	0.0618		1.5657	1.5657		1.4645	1.4645	0.0000	5,958.041 5	5,958.041 5	1.6083		5,998.247 8

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.3 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2644	6.9365	2.3631	0.0267	0.8711	0.0637	0.9348	0.2508	0.0609	0.3118		2,863.353 1	2,863.353 1	0.0954	0.4130	2,988.808 0
Worker	1.2931	0.9744	12.6293	0.0338	3.9010	0.0250	3.9260	1.0346	0.0230	1.0576		3,438.114 7	3,438.114 7	0.0994	0.0933	3,468.408 9
Total	1.5575	7.9109	14.9924	0.0605	4.7721	0.0887	4.8608	1.2854	0.0840	1.3693		6,301.467 8	6,301.467 8	0.1948	0.5063	6,457.216 9

3.3 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968		5,958.775 6	5,958.775 6	1.6022		5,998.831 3
Total	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968		5,958.775 6	5,958.775 6	1.6022		5,998.831 3

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.3 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1512	5.4654	2.0859	0.0254	0.8711	0.0264	0.8975	0.2508	0.0253	0.2761		2,728.436 1	2,728.436 1	0.0909	0.3927	2,847.719 0
Worker	1.2008	0.8607	11.6245	0.0327	3.9010	0.0235	3.9245	1.0346	0.0217	1.0562		3,347.701 2	3,347.701 2	0.0892	0.0860	3,375.570 4
Total	1.3520	6.3261	13.7104	0.0581	4.7721	0.0500	4.8221	1.2854	0.0469	1.3323		6,076.137 4	6,076.137 4	0.1801	0.4787	6,223.289 4

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968	0.0000	5,958.775 6	5,958.775 6	1.6022		5,998.831 3
Total	3.0148	31.3663	35.9327	0.0618		1.3873	1.3873		1.2968	1.2968	0.0000	5,958.775 6	5,958.775 6	1.6022		5,998.831 3

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.3 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1512	5.4654	2.0859	0.0254	0.8711	0.0264	0.8975	0.2508	0.0253	0.2761		2,728.436 1	2,728.436 1	0.0909	0.3927	2,847.719 0
Worker	1.2008	0.8607	11.6245	0.0327	3.9010	0.0235	3.9245	1.0346	0.0217	1.0562		3,347.701 2	3,347.701 2	0.0892	0.0860	3,375.570 4
Total	1.3520	6.3261	13.7104	0.0581	4.7721	0.0500	4.8221	1.2854	0.0469	1.3323		6,076.137 4	6,076.137 4	0.1801	0.4787	6,223.289 4

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8805	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714		1,651.756 7	1,651.756 7	0.5342		1,665.112 0
Paving	0.4529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3334	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714		1,651.756 7	1,651.756 7	0.5342		1,665.112 0

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.4 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
Total	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8805	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714	0.0000	1,651.7567	1,651.7567	0.5342		1,665.1120
Paving	0.4529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3334	9.6816	8.6593	0.0171		0.4037	0.4037		0.3714	0.3714	0.0000	1,651.7567	1,651.7567	0.5342		1,665.1120

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.4 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
Total	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.9104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	70.1021	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2408	0.1726	2.3316	6.5600e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		671.4587	671.4587	0.0179	0.0173	677.0485
Total	0.2408	0.1726	2.3316	6.5600e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		671.4587	671.4587	0.0179	0.0173	677.0485

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	69.9104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	70.1021	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2408	0.1726	2.3316	6.5600e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		671.4587	671.4587	0.0179	0.0173	677.0485
Total	0.2408	0.1726	2.3316	6.5600e-003	0.7824	4.7200e-003	0.7872	0.2075	4.3500e-003	0.2119		671.4587	671.4587	0.0179	0.0173	677.0485

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beverly Boulevard Warehouse - Los Angeles-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
Category	lb/day										lb/day					
Mitigated	1.2577	13.1176	17.3048	0.0939	6.7191	0.1000	6.8191	1.8159	0.0947	1.9106		9,945,564 8	9,945,564 8	0.3909	1.0025	10,254.06 60
Unmitigated	1.2577	13.1176	17.3048	0.0939	6.7191	0.1000	6.8191	1.8159	0.0947	1.9106		9,945,564 8	9,945,564 8	0.3909	1.0025	10,254.06 60

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	185.50	185.50	185.50	401,208	401,208
Unrefrigerated Warehouse-No Rail	622.75	622.75	622.75	2,668,913	2,668,913
Total	808.25	808.25	808.25	3,070,121	3,070,121

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Other Non-Asphalt Surfaces	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Parking Lot	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Regional Shopping Center	0.544785	0.062844	0.187478	0.127235	0.023089	0.006083	0.010475	0.008012	0.000925	0.000611	0.024394	0.000698	0.003374
Unrefrigerated Warehouse-No Rail	0.690000	0.000000	0.000000	0.000000	0.000000	0.068000	0.055000	0.187000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200
NaturalGas Unmitigated	9.2100e-003	0.0838	0.0704	5.0000e-004		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	11.1644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
Unrefrigerated Warehouse-No Rail	843.278	9.0900e-003	0.0827	0.0695	5.0000e-004		6.2800e-003	6.2800e-003		6.2800e-003	6.2800e-003		99.2092	99.2092	1.9000e-003	1.8200e-003	99.7988
Total		9.2100e-003	0.0838	0.0704	5.1000e-004		6.3600e-003	6.3600e-003		6.3600e-003	6.3600e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	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
Other Non-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
Parking Lot	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
Regional Shopping Center	0.0111644	1.2000e-004	1.0900e-003	9.2000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.3135	1.3135	3.0000e-005	2.0000e-005	1.3213
Unrefrigerated Warehouse-No Rail	0.843278	9.0900e-003	0.0827	0.0695	5.0000e-004		6.2800e-003	6.2800e-003		6.2800e-003	6.2800e-003		99.2092	99.2092	1.9000e-003	1.8200e-003	99.7988
Total		9.2100e-003	0.0838	0.0704	5.1000e-004		6.3600e-003	6.3600e-003		6.3600e-003	6.3600e-003		100.5227	100.5227	1.9300e-003	1.8400e-003	101.1200

6.0 Area Detail

6.1 Mitigation Measures Area

Beverly Boulevard Warehouse - Los Angeles-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
Category	lb/day										lb/day					
Mitigated	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Unmitigated	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4723					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2900e-003	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Total	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4723					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2900e-003	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797
Total	7.7561	7.2000e-004	0.0787	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		0.1686	0.1686	4.4000e-004		0.1797

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

Beverly Boulevard Warehouse - Los Angeles-South Coast County, Winter

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

**Beverly Boulevard Warehouse Project
Energy Calculations**

	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
City Park	-	-	-	-
Other Non-Asphalt Surfaces	-	-	-	-
Parking Lot	-	-	56,420	56
Regional Shopping Center	4,075	41	32,675	33
Unrefrigerated Warehouse-No Rail	307,797	3,078	1,370,770	1,371
Totals	311,872	3,119	1,459,865	1,460
1 kBTU = 0.01 therms				
	Project Annual Energy Consumption	Los Angeles County Annual Energy Consumption (2019)	Percentage increase countywide	
Electricity (MWh/YR)	1,460	46,556,118	0.0031%	
Natural Gas (Therms)	3,119	1,812,591,714	0.0002%	
Source: Refer to CalEEMod outputs for assumptions used in this analysis.				

**Beverly Boulevard Warehouse Project
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips ¹	Daily Trips ²	Annual Vehicle Miles Traveled ³	Average Fuel Economy (miles per gallon) ⁴	Total Annual Fuel Consumption (gallons) ⁵
<i>Self Storage</i>					
Passenger Cars	0.69	558	2,118,383	22	96,290
Light/Medium Trucks	0.07	55	208,768	17.3	12,068
Heavy Trucks/Other	0.24	196	742,969	6.4	116,089
TOTAL ⁶	1.00	808	3,070,121	--	224,447

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics in the Traffic Impact Study and within the CalEEMod model.
2. Daily Trips calculated by multiplying the total daily trips by percent vehicle trips (i.e., Daily Trips x percent of Vehicle Trips).
3. Daily Vehicle Miles Traveled (VMT) calculated by multiplying percent vehicle trips by total VMT (i.e., VMT x percent of Vehicle Trips).
4. Average fuel economy derived from the Department of Transportation.
5. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
6. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

**Beverly Boulevard Warehouse Project
Energy Calculations**

WORKER TRIPS						
Phase	Phase Length (# days)	# Worker Trips	Worker Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption
Grading	66	28	14.7	27166		1090.86
Building Construction	261	10	14.7	38367		1540.67
Paving	21	349	14.7	107736	24.90284233	4326.27
Architectural Coating	22	70	14.7	22638		909.05
						7866.85
VENDOR TRIPS						
Phase	Phase Length (# days)	# Vendor Trips	Vendor Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption
Grading	66	0	6.9	0		0.00
Building Construction	261	136	6.9	938		111.20
Paving	21	0	6.9	0	8.43886151	0.00
Architectural Coating	22	0	6.9	0		0.00
						111.20
HAULING TRIPS						
Phase	Phase Length (# days)	# Hauling Trips	Hauling Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)¹	Total Fuel Consumption
Grading	66	8,375	30	251250		30093.92
Building Construction	261	0	20	0		0.00
Paving	21	0	20	0	8.34886151	0.00
Architectural Coating	22	0	20	0		0.00
						30093.92
TOTAL OFF-SITE MOBILE GALLONS CONSUMED DURING CONSTRUCTION						38,071.97

