

Goodman Commerce Center Project - Orange County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Goodman Commerce Center Project
Orange County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Unrefrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Parking Lot	450.00	Space	4.10	180,000.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site is 18.6 acres, project would consist of two warehouses totaling 390,268 sq ft with 50% cold storage

Construction Phase - Construction would begin March 2023 and end in February 2024. Overlap between building construction and architectural coating

Off-road Equipment - Default equipment

Grading - Approximately 35,962 CY of soil exported

Demolition - Demolition of the existing buildings

Vehicle Trips - Based on a total 692 ADT, 276 for unrefrigerated warehouse and 416 for refrigerated warehouse

Fleet Mix - Based on 10 medium trucks and 28 heavy trucks for unrefrigerated warehouse and 16 medium trucks and 80 heavy trucks for refrigerated warehouse

Construction Off-road Equipment Mitigation - Use of Tier 2 equipment, project will comply with SCAQMD Rule 403

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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	100.00
tblConstructionPhase	NumDays	300.00	200.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	PhaseEndDate	9/13/2024	2/23/2024
tblConstructionPhase	PhaseEndDate	7/19/2024	2/2/2024
tblConstructionPhase	PhaseEndDate	3/31/2023	3/24/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	8/16/2024	2/16/2024
tblConstructionPhase	PhaseEndDate	4/14/2023	4/7/2023
tblConstructionPhase	PhaseStartDate	8/17/2024	10/9/2023
tblConstructionPhase	PhaseStartDate	5/27/2023	5/1/2023
tblConstructionPhase	PhaseStartDate	4/15/2023	4/10/2023
tblConstructionPhase	PhaseStartDate	7/20/2024	2/5/2024
tblConstructionPhase	PhaseStartDate	4/1/2023	3/27/2023
tblFleetMix	HHD	4.9060e-003	0.19
tblFleetMix	HHD	4.9060e-003	0.10
tblFleetMix	LDA	0.55	0.34
tblFleetMix	LDA	0.55	0.43
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MHD	0.01	0.04
tblFleetMix	MHD	0.01	0.04
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	SBUS	7.1300e-004	0.00

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tblFleetMix	SBUS	7.1300e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblGrading	MaterialExported	0.00	35,962.00
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.05	4.10
tblVehicleTrips	ST_TR	2.12	2.13
tblVehicleTrips	ST_TR	1.74	1.41
tblVehicleTrips	SU_TR	2.12	2.13
tblVehicleTrips	SU_TR	1.74	1.41
tblVehicleTrips	WD_TR	2.12	2.13
tblVehicleTrips	WD_TR	1.74	1.41

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
2023	1.3775	2.5785	2.8315	8.6300e-003	0.6893	0.0929	0.7822	0.1989	0.0872	0.2861	0.0000	804.8455	804.8455	0.1052	0.0536	823.4594
2024	0.7778	0.2899	0.4378	1.0700e-003	0.0516	0.0117	0.0633	0.0139	0.0110	0.0249	0.0000	97.2257	97.2257	0.0123	3.7200e-003	98.6423
Maximum	1.3775	2.5785	2.8315	8.6300e-003	0.6893	0.0929	0.7822	0.1989	0.0872	0.2861	0.0000	804.8455	804.8455	0.1052	0.0536	823.4594

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					
2023	1.3060	3.6525	3.1011	8.6300e-003	0.5045	0.1086	0.6131	0.1420	0.1083	0.2503	0.0000	804.8451	804.8451	0.1052	0.0536	823.4590
2024	0.7712	0.4919	0.4729	1.0700e-003	0.0516	0.0170	0.0686	0.0139	0.0169	0.0308	0.0000	97.2257	97.2257	0.0123	3.7200e-003	98.6423
Maximum	1.3060	3.6525	3.1011	8.6300e-003	0.5045	0.1086	0.6131	0.1420	0.1083	0.2503	0.0000	804.8451	804.8451	0.1052	0.0536	823.4590

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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	3.62	-44.49	-9.32	0.00	24.94	-20.04	19.38	26.74	-27.58	9.59	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	3-6-2023	6-5-2023	1.1458	1.4500
2	6-6-2023	9-5-2023	0.6709	0.9560
3	9-6-2023	12-5-2023	1.4652	1.7673
4	12-6-2023	3-5-2024	1.5674	1.8372
		Highest	1.5674	1.8372

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	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222
Energy	5.0500e-003	0.0459	0.0386	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	973.3736	973.3736	0.0789	0.0104	978.4343
Mobile	0.3848	2.0032	4.2829	0.0155	1.1443	0.0149	1.1592	0.3077	0.0141	0.3218	0.0000	1,502.2331	1,502.2331	0.1111	0.1459	1,548.4734
Waste						0.0000	0.0000		0.0000	0.0000	74.4652	0.0000	74.4652	4.4008	0.0000	184.4844
Water						0.0000	0.0000		0.0000	0.0000	28.6314	208.4013	237.0327	2.9583	0.0716	332.3180
Total	1.9961	2.0492	4.3322	0.0158	1.1443	0.0184	1.1627	0.3077	0.0176	0.3254	103.0966	2,684.0288	2,787.1254	7.5492	0.2278	3,043.7322

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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	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222
Energy	5.0500e-003	0.0459	0.0386	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	973.3736	973.3736	0.0789	0.0104	978.4343
Mobile	0.3848	2.0032	4.2829	0.0155	1.1443	0.0149	1.1592	0.3077	0.0141	0.3218	0.0000	1,502.2331	1,502.2331	0.1111	0.1459	1,548.4734
Waste						0.0000	0.0000		0.0000	0.0000	74.4652	0.0000	74.4652	4.4008	0.0000	184.4844
Water						0.0000	0.0000		0.0000	0.0000	28.6314	208.4013	237.0327	2.9583	0.0716	332.3180
Total	1.9961	2.0492	4.3322	0.0158	1.1443	0.0184	1.1627	0.3077	0.0176	0.3254	103.0966	2,684.0288	2,787.1254	7.5492	0.2278	3,043.7322

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/6/2023	3/24/2023	5	15	
2	Site Preparation	Site Preparation	3/27/2023	4/7/2023	5	10	
3	Grading	Grading	4/10/2023	4/28/2023	5	15	

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4	Building Construction	Building Construction	5/1/2023	2/2/2024	5	200
5	Paving	Paving	2/5/2024	2/16/2024	5	10
6	Architectural Coating	Architectural Coating	10/9/2023	2/23/2024	5	100

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 45

Acres of Paving: 4.1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 585,402; Non-Residential Outdoor: 195,134; Striped Parking Area: 10,800 (Architectural Coating – sqft)

OffRoad Equipment

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

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Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	1,540.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,495.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	240.00	93.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	48.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

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3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1667	0.0000	0.1667	0.0252	0.0000	0.0252	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0170	0.1611	0.1473	2.9000e-004		7.4800e-003	7.4800e-003		6.9600e-003	6.9600e-003	0.0000	25.4941	25.4941	7.1400e-003	0.0000	25.6726
Total	0.0170	0.1611	0.1473	2.9000e-004	0.1667	7.4800e-003	0.1742	0.0252	6.9600e-003	0.0322	0.0000	25.4941	25.4941	7.1400e-003	0.0000	25.6726

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	1.5600e-003	0.0966	0.0316	4.3000e-004	0.0132	5.9000e-004	0.0138	3.6300e-003	5.7000e-004	4.1900e-003	0.0000	44.6916	44.6916	4.5100e-003	7.1700e-003	46.9407
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	3.2000e-004	2.3000e-004	3.2700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9390	0.9390	2.0000e-005	2.0000e-005	0.9463
Total	1.8800e-003	0.0968	0.0349	4.4000e-004	0.0145	6.0000e-004	0.0151	3.9600e-003	5.8000e-004	4.5200e-003	0.0000	45.6306	45.6306	4.5300e-003	7.1900e-003	47.8871

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3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0750	0.0000	0.0750	0.0114	0.0000	0.0114	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4600e-003	0.2450	0.1851	2.9000e-004		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003	0.0000	25.4940	25.4940	7.1400e-003	0.0000	25.6725
Total	9.4600e-003	0.2450	0.1851	2.9000e-004	0.0750	6.8500e-003	0.0819	0.0114	6.8500e-003	0.0182	0.0000	25.4940	25.4940	7.1400e-003	0.0000	25.6725

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	1.5600e-003	0.0966	0.0316	4.3000e-004	0.0132	5.9000e-004	0.0138	3.6300e-003	5.7000e-004	4.1900e-003	0.0000	44.6916	44.6916	4.5100e-003	7.1700e-003	46.9407
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	3.2000e-004	2.3000e-004	3.2700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9390	0.9390	2.0000e-005	2.0000e-005	0.9463
Total	1.8800e-003	0.0968	0.0349	4.4000e-004	0.0145	6.0000e-004	0.0151	3.9600e-003	5.8000e-004	4.5200e-003	0.0000	45.6306	45.6306	4.5300e-003	7.1900e-003	47.8871

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3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606

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	2.5000e-004	1.8000e-004	2.6200e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7512	0.7512	2.0000e-005	2.0000e-005	0.7571
Total	2.5000e-004	1.8000e-004	2.6200e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7512	0.7512	2.0000e-005	2.0000e-005	0.7571

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3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0442	0.0000	0.0442	0.0227	0.0000	0.0227	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.0500e-003	0.1686	0.1148	1.9000e-004		4.7300e-003	4.7300e-003		4.7300e-003	4.7300e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
Total	6.0500e-003	0.1686	0.1148	1.9000e-004	0.0442	4.7300e-003	0.0490	0.0227	4.7300e-003	0.0275	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606

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	2.5000e-004	1.8000e-004	2.6200e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7512	0.7512	2.0000e-005	2.0000e-005	0.7571
Total	2.5000e-004	1.8000e-004	2.6200e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	0.0000	2.7000e-004	0.0000	0.7512	0.7512	2.0000e-005	2.0000e-005	0.7571

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0711	0.0000	0.0711	0.0277	0.0000	0.0277	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.2589	0.2104	4.7000e-004		0.0107	0.0107		9.8300e-003	9.8300e-003	0.0000	40.9014	40.9014	0.0132	0.0000	41.2321
Total	0.0249	0.2589	0.2104	4.7000e-004	0.0711	0.0107	0.0817	0.0277	9.8300e-003	0.0375	0.0000	40.9014	40.9014	0.0132	0.0000	41.2321

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	4.5700e-003	0.2818	0.0922	1.2600e-003	0.0386	1.7300e-003	0.0403	0.0106	1.6500e-003	0.0122	0.0000	130.4473	130.4473	0.0132	0.0209	137.0121
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.0000e-004	4.3600e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2520	1.2520	3.0000e-005	3.0000e-005	1.2618
Total	4.9900e-003	0.2821	0.0966	1.2700e-003	0.0402	1.7400e-003	0.0420	0.0110	1.6600e-003	0.0127	0.0000	131.6993	131.6993	0.0132	0.0210	138.2738

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3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0320	0.0000	0.0320	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0136	0.3843	0.2754	4.7000e-004		0.0100	0.0100		0.0100	0.0100	0.0000	40.9014	40.9014	0.0132	0.0000	41.2321
Total	0.0136	0.3843	0.2754	4.7000e-004	0.0320	0.0100	0.0420	0.0125	0.0100	0.0225	0.0000	40.9014	40.9014	0.0132	0.0000	41.2321

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	4.5700e-003	0.2818	0.0922	1.2600e-003	0.0386	1.7300e-003	0.0403	0.0106	1.6500e-003	0.0122	0.0000	130.4473	130.4473	0.0132	0.0209	137.0121
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.0000e-004	4.3600e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2520	1.2520	3.0000e-005	3.0000e-005	1.2618
Total	4.9900e-003	0.2821	0.0966	1.2700e-003	0.0402	1.7400e-003	0.0420	0.0110	1.6600e-003	0.0127	0.0000	131.6993	131.6993	0.0132	0.0210	138.2738

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1376	1.2587	1.4214	2.3600e-003		0.0612	0.0612		0.0576	0.0576	0.0000	202.8292	202.8292	0.0483	0.0000	204.0354
Total	0.1376	1.2587	1.4214	2.3600e-003		0.0612	0.0612		0.0576	0.0576	0.0000	202.8292	202.8292	0.0483	0.0000	204.0354

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	8.0700e-003	0.2987	0.1200	1.4600e-003	0.0513	1.4700e-003	0.0527	0.0148	1.4000e-003	0.0162	0.0000	145.8517	145.8517	8.6600e-003	0.0209	152.3095
Worker	0.0593	0.0424	0.6109	1.9100e-003	0.2305	1.2000e-003	0.2317	0.0612	1.1000e-003	0.0623	0.0000	175.2834	175.2834	4.0800e-003	4.2300e-003	176.6471
Total	0.0674	0.3411	0.7309	3.3700e-003	0.2818	2.6700e-003	0.2845	0.0760	2.5000e-003	0.0785	0.0000	321.1351	321.1351	0.0127	0.0252	328.9566

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0946	2.0610	1.5640	2.3600e-003		0.0791	0.0791		0.0791	0.0791	0.0000	202.8289	202.8289	0.0483	0.0000	204.0352
Total	0.0946	2.0610	1.5640	2.3600e-003		0.0791	0.0791		0.0791	0.0791	0.0000	202.8289	202.8289	0.0483	0.0000	204.0352

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	8.0700e-003	0.2987	0.1200	1.4600e-003	0.0513	1.4700e-003	0.0527	0.0148	1.4000e-003	0.0162	0.0000	145.8517	145.8517	8.6600e-003	0.0209	152.3095
Worker	0.0593	0.0424	0.6109	1.9100e-003	0.2305	1.2000e-003	0.2317	0.0612	1.1000e-003	0.0623	0.0000	175.2834	175.2834	4.0800e-003	4.2300e-003	176.6471
Total	0.0674	0.3411	0.7309	3.3700e-003	0.2818	2.6700e-003	0.2845	0.0760	2.5000e-003	0.0785	0.0000	321.1351	321.1351	0.0127	0.0252	328.9566

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

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	0.0184	0.1681	0.2021	3.4000e-004		7.6700e-003	7.6700e-003		7.2100e-003	7.2100e-003	0.0000	28.9811	28.9811	6.8500e-003	0.0000	29.1525
Total	0.0184	0.1681	0.2021	3.4000e-004		7.6700e-003	7.6700e-003		7.2100e-003	7.2100e-003	0.0000	28.9811	28.9811	6.8500e-003	0.0000	29.1525

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	1.1400e-003	0.0426	0.0170	2.1000e-004	7.3200e-003	2.2000e-004	7.5400e-003	2.1100e-003	2.1000e-004	2.3200e-003	0.0000	20.5131	20.5131	1.2500e-003	2.9600e-003	21.4258
Worker	7.9700e-003	5.4300e-003	0.0813	2.6000e-004	0.0329	1.6000e-004	0.0331	8.7500e-003	1.5000e-004	8.9000e-003	0.0000	24.2467	24.2467	5.3000e-004	5.7000e-004	24.4284
Total	9.1100e-003	0.0480	0.0983	4.7000e-004	0.0403	3.8000e-004	0.0406	0.0109	3.6000e-004	0.0112	0.0000	44.7597	44.7597	1.7800e-003	3.5300e-003	45.8542

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3.5 Building Construction - 2024

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	0.0135	0.2944	0.2234	3.4000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	28.9811	28.9811	6.8500e-003	0.0000	29.1524
Total	0.0135	0.2944	0.2234	3.4000e-004		0.0113	0.0113		0.0113	0.0113	0.0000	28.9811	28.9811	6.8500e-003	0.0000	29.1524

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	1.1400e-003	0.0426	0.0170	2.1000e-004	7.3200e-003	2.2000e-004	7.5400e-003	2.1100e-003	2.1000e-004	2.3200e-003	0.0000	20.5131	20.5131	1.2500e-003	2.9600e-003	21.4258
Worker	7.9700e-003	5.4300e-003	0.0813	2.6000e-004	0.0329	1.6000e-004	0.0331	8.7500e-003	1.5000e-004	8.9000e-003	0.0000	24.2467	24.2467	5.3000e-004	5.7000e-004	24.4284
Total	9.1100e-003	0.0480	0.0983	4.7000e-004	0.0403	3.8000e-004	0.0406	0.0109	3.6000e-004	0.0112	0.0000	44.7597	44.7597	1.7800e-003	3.5300e-003	45.8542

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3.6 Paving - 2024

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	4.9400e-003	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	5.3700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.0476	0.0731	1.1000e-004		2.3400e-003	2.3400e-003		2.1600e-003	2.1600e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

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	2.0000e-004	1.4000e-004	2.0300e-003	1.0000e-005	8.2000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6062	0.6062	1.0000e-005	1.0000e-005	0.6107
Total	2.0000e-004	1.4000e-004	2.0300e-003	1.0000e-005	8.2000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6062	0.6062	1.0000e-005	1.0000e-005	0.6107

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3.6 Paving - 2024

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	4.6600e-003	0.1006	0.0865	1.1000e-004		3.3300e-003	3.3300e-003		3.3300e-003	3.3300e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942
Paving	5.3700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0100	0.1006	0.0865	1.1000e-004		3.3300e-003	3.3300e-003		3.3300e-003	3.3300e-003	0.0000	10.0133	10.0133	3.2400e-003	0.0000	10.0942

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	2.0000e-004	1.4000e-004	2.0300e-003	1.0000e-005	8.2000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6062	0.6062	1.0000e-005	1.0000e-005	0.6107
Total	2.0000e-004	1.4000e-004	2.0300e-003	1.0000e-005	8.2000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6062	0.6062	1.0000e-005	1.0000e-005	0.6107

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3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.7500e-003	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712
Total	1.1061	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0700e-003	2.9100e-003	0.0419	1.3000e-004	0.0158	8.0000e-005	0.0159	4.2000e-003	8.0000e-005	4.2700e-003	0.0000	12.0194	12.0194	2.8000e-004	2.9000e-004	12.1129
Total	4.0700e-003	2.9100e-003	0.0419	1.3000e-004	0.0158	8.0000e-005	0.0159	4.2000e-003	8.0000e-005	4.2700e-003	0.0000	12.0194	12.0194	2.8000e-004	2.9000e-004	12.1129

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3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4200e-003	0.0706	0.0550	9.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712
Total	1.1038	0.0706	0.0550	9.0000e-005		2.8500e-003	2.8500e-003		2.8500e-003	2.8500e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0700e-003	2.9100e-003	0.0419	1.3000e-004	0.0158	8.0000e-005	0.0159	4.2000e-003	8.0000e-005	4.2700e-003	0.0000	12.0194	12.0194	2.8000e-004	2.9000e-004	12.1129
Total	4.0700e-003	2.9100e-003	0.0419	1.3000e-004	0.0158	8.0000e-005	0.0159	4.2000e-003	8.0000e-005	4.2700e-003	0.0000	12.0194	12.0194	2.8000e-004	2.9000e-004	12.1129

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.7336					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6200e-003	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137
Total	0.7372	0.0244	0.0362	6.0000e-005		1.2200e-003	1.2200e-003		1.2200e-003	1.2200e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137

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	2.5500e-003	1.7400e-003	0.0260	8.0000e-005	0.0105	5.0000e-005	0.0106	2.8000e-003	5.0000e-005	2.8500e-003	0.0000	7.7589	7.7589	1.7000e-004	1.8000e-004	7.8171
Total	2.5500e-003	1.7400e-003	0.0260	8.0000e-005	0.0105	5.0000e-005	0.0106	2.8000e-003	5.0000e-005	2.8500e-003	0.0000	7.7589	7.7589	1.7000e-004	1.8000e-004	7.8171

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.7336					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2800e-003	0.0471	0.0367	6.0000e-005		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137
Total	0.7359	0.0471	0.0367	6.0000e-005		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	5.1065	5.1065	2.9000e-004	0.0000	5.1137

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	2.5500e-003	1.7400e-003	0.0260	8.0000e-005	0.0105	5.0000e-005	0.0106	2.8000e-003	5.0000e-005	2.8500e-003	0.0000	7.7589	7.7589	1.7000e-004	1.8000e-004	7.8171
Total	2.5500e-003	1.7400e-003	0.0260	8.0000e-005	0.0105	5.0000e-005	0.0106	2.8000e-003	5.0000e-005	2.8500e-003	0.0000	7.7589	7.7589	1.7000e-004	1.8000e-004	7.8171

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.3848	2.0032	4.2829	0.0155	1.1443	0.0149	1.1592	0.3077	0.0141	0.3218	0.0000	1,502.233 1	1,502.233 1	0.1111	0.1459	1,548.473 4
Unmitigated	0.3848	2.0032	4.2829	0.0155	1.1443	0.0149	1.1592	0.3077	0.0141	0.3218	0.0000	1,502.233 1	1,502.233 1	0.1111	0.1459	1,548.473 4

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	415.64	415.64	415.64	1,781,296	1,781,296
Unrefrigerated Warehouse-No Rail	275.14	275.14	275.14	1,179,168	1,179,168
Total	690.77	690.77	690.77	2,960,463	2,960,463

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
Refrigerated Warehouse-No Rail	0.340466	0.059546	0.185910	0.127866	0.024295	0.006605	0.038460	0.192300	0.000000	0.000000	0.024552	0.000000	0.000000
Unrefrigerated Warehouse-No Rail	0.433596	0.059546	0.185910	0.127866	0.024295	0.006605	0.036230	0.101400	0.000000	0.000000	0.024552	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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	923.3908	923.3908	0.0779	9.4500e-003	928.1544
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	923.3908	923.3908	0.0779	9.4500e-003	928.1544
NaturalGas Mitigated	5.0500e-003	0.0459	0.0386	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	49.9829	49.9829	9.6000e-004	9.2000e-004	50.2799
NaturalGas Unmitigated	5.0500e-003	0.0459	0.0386	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	49.9829	49.9829	9.6000e-004	9.2000e-004	50.2799

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas 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					
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
Refrigerated Warehouse-No Rail	177572	9.6000e-004	8.7000e-003	7.3100e-003	5.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	9.4759	9.4759	1.8000e-004	1.7000e-004	9.5322
Unrefrigerated Warehouse-No Rail	759071	4.0900e-003	0.0372	0.0313	2.2000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	40.5069	40.5069	7.8000e-004	7.4000e-004	40.7477
Total		5.0500e-003	0.0459	0.0386	2.7000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	49.9828	49.9828	9.6000e-004	9.1000e-004	50.2799

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas 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					
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
Refrigerated Warehouse-No Rail	177572	9.6000e-004	8.7000e-003	7.3100e-003	5.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	9.4759	9.4759	1.8000e-004	1.7000e-004	9.5322
Unrefrigerated Warehouse-No Rail	759071	4.0900e-003	0.0372	0.0313	2.2000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	40.5069	40.5069	7.8000e-004	7.4000e-004	40.7477
Total		5.0500e-003	0.0459	0.0386	2.7000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003	0.0000	49.9828	49.9828	9.6000e-004	9.1000e-004	50.2799

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	63000	11.1728	9.4000e-004	1.1000e-004	11.2304
Refrigerated Warehouse-No Rail	4.34368e+006	770.3328	0.0650	7.8800e-003	774.3068
Unrefrigerated Warehouse-No Rail	800049	141.8852	0.0120	1.4500e-003	142.6172
Total		923.3908	0.0779	9.4400e-003	928.1544

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	63000	11.1728	9.4000e-004	1.1000e-004	11.2304
Refrigerated Warehouse-No Rail	4.34368e+006	770.3328	0.0650	7.8800e-003	774.3068
Unrefrigerated Warehouse-No Rail	800049	141.8852	0.0120	1.4500e-003	142.6172
Total		923.3908	0.0779	9.4400e-003	928.1544

6.0 Area Detail

6.1 Mitigation Measures Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222
Unmitigated	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222

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	0.1834					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4219					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.9000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222
Total	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.1834					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4219					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.9000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222
Total	1.6063	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0209	0.0209	5.0000e-005	0.0000	0.0222

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	237.0327	2.9583	0.0716	332.3180
Unmitigated	237.0327	2.9583	0.0716	332.3180

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	45.1238 / 0	118.5164	1.4792	0.0358	166.1590
Unrefrigerated Warehouse-No Rail	45.1238 / 0	118.5164	1.4792	0.0358	166.1590
Total		237.0327	2.9583	0.0716	332.3180

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	45.1238 / 0	118.5164	1.4792	0.0358	166.1590
Unrefrigerated Warehouse-No Rail	45.1238 / 0	118.5164	1.4792	0.0358	166.1590
Total		237.0327	2.9583	0.0716	332.3180

8.0 Waste Detail

8.1 Mitigation Measures Waste

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	74.4652	4.4008	0.0000	184.4844
Unmitigated	74.4652	4.4008	0.0000	184.4844

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	183.42	37.2326	2.2004	0.0000	92.2422
Unrefrigerated Warehouse-No Rail	183.42	37.2326	2.2004	0.0000	92.2422
Total		74.4652	4.4008	0.0000	184.4844

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	183.42	37.2326	2.2004	0.0000	92.2422
Unrefrigerated Warehouse-No Rail	183.42	37.2326	2.2004	0.0000	92.2422
Total		74.4652	4.4008	0.0000	184.4844

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

11.0 Vegetation

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Goodman Commerce Center Project
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Unrefrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Parking Lot	450.00	Space	4.10	180,000.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total project site is 18.6 acres, project would consist of two warehouses totaling 390,268 sq ft with 50% cold storage

Construction Phase - Construction would begin March 2023 and end in February 2024. Overlap between building construction and architectural coating

Off-road Equipment - Default equipment

Grading - Approximately 35,962 CY of soil exported

Demolition - Demolition of the existing buildings

Vehicle Trips - Based on a total 692 ADT, 276 for unrefrigerated warehouse and 416 for refrigerated warehouse

Fleet Mix - Based on 10 medium trucks and 28 heavy trucks for unrefrigerated warehouse and 16 medium trucks and 80 heavy trucks for refrigerated warehouse

Construction Off-road Equipment Mitigation - Use of Tier 2 equipment, project will comply with SCAQMD Rule 403

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	100.00
tblConstructionPhase	NumDays	300.00	200.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	PhaseEndDate	9/13/2024	2/23/2024
tblConstructionPhase	PhaseEndDate	7/19/2024	2/2/2024
tblConstructionPhase	PhaseEndDate	3/31/2023	3/24/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	8/16/2024	2/16/2024
tblConstructionPhase	PhaseEndDate	4/14/2023	4/7/2023
tblConstructionPhase	PhaseStartDate	8/17/2024	10/9/2023
tblConstructionPhase	PhaseStartDate	5/27/2023	5/1/2023
tblConstructionPhase	PhaseStartDate	4/15/2023	4/10/2023
tblConstructionPhase	PhaseStartDate	7/20/2024	2/5/2024
tblConstructionPhase	PhaseStartDate	4/1/2023	3/27/2023
tblFleetMix	HHD	4.9060e-003	0.19
tblFleetMix	HHD	4.9060e-003	0.10
tblFleetMix	LDA	0.55	0.34
tblFleetMix	LDA	0.55	0.43
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MHD	0.01	0.04
tblFleetMix	MHD	0.01	0.04
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	SBUS	7.1300e-004	0.00

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFleetMix	SBUS	7.1300e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblGrading	MaterialExported	0.00	35,962.00
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.05	4.10
tblVehicleTrips	ST_TR	2.12	2.13
tblVehicleTrips	ST_TR	1.74	1.41
tblVehicleTrips	SU_TR	2.12	2.13
tblVehicleTrips	SU_TR	1.74	1.41
tblVehicleTrips	WD_TR	2.12	2.13
tblVehicleTrips	WD_TR	1.74	1.41

2.0 Emissions Summary

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
2023	39.3477	70.2638	40.9039	0.2321	24.1818	1.6555	25.2589	10.1558	1.5315	11.3215	0.0000	25,367.3488	25,367.3488	3.8822	3.0785	26,381.7839
2024	39.1854	18.3782	27.5020	0.0727	3.8138	0.7073	4.5211	1.0249	0.6689	1.6938	0.0000	7,303.4247	7,303.4247	0.7852	0.3160	7,417.2145
Maximum	39.3477	70.2638	40.9039	0.2321	24.1818	1.6555	25.2589	10.1558	1.5315	11.3215	0.0000	25,367.3488	25,367.3488	3.8822	3.0785	26,381.7839

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					
2023	38.7781	86.9868	49.5754	0.2321	11.9588	1.5644	12.9519	4.5995	1.5543	5.5466	0.0000	25,367.3488	25,367.3488	3.8822	3.0785	26,381.7839
2024	38.9643	29.6224	29.2312	0.0727	3.8138	1.0317	4.8455	1.0249	1.0297	2.0546	0.0000	7,303.4247	7,303.4247	0.7852	0.3160	7,417.2145
Maximum	38.9643	86.9868	49.5754	0.2321	11.9588	1.5644	12.9519	4.5995	1.5543	5.5466	0.0000	25,367.3488	25,367.3488	3.8822	3.0785	26,381.7839

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.01	-31.55	-15.20	0.00	43.66	-9.87	40.24	49.70	-17.43	41.60	0.00	0.00	0.00	0.00	0.00	0.00

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Energy	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
Mobile	2.1607	10.4092	23.6674	0.0865	6.3976	0.0819	6.4795	1.7178	0.0776	1.7954		9,238.7056	9,238.7056	0.6677	0.8745	9,516.0120
Total	10.9922	10.6616	23.9644	0.0880	6.3976	0.1013	6.4989	1.7178	0.0970	1.8148		9,540.7890	9,540.7890	0.6740	0.8801	9,819.9015

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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Energy	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
Mobile	2.1607	10.4092	23.6674	0.0865	6.3976	0.0819	6.4795	1.7178	0.0776	1.7954		9,238.7056	9,238.7056	0.6677	0.8745	9,516.0120
Total	10.9922	10.6616	23.9644	0.0880	6.3976	0.1013	6.4989	1.7178	0.0970	1.8148		9,540.7890	9,540.7890	0.6740	0.8801	9,819.9015

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/6/2023	3/24/2023	5	15	
2	Site Preparation	Site Preparation	3/27/2023	4/7/2023	5	10	
3	Grading	Grading	4/10/2023	4/28/2023	5	15	
4	Building Construction	Building Construction	5/1/2023	2/2/2024	5	200	
5	Paving	Paving	2/5/2024	2/16/2024	5	10	
6	Architectural Coating	Architectural Coating	10/9/2023	2/23/2024	5	100	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 45

Acres of Paving: 4.1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 585,402; Non-Residential Outdoor: 195,134; Striped Parking Area: 10,800 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	1,540.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,495.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	240.00	93.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	48.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					22.2236	0.0000	22.2236	3.3649	0.0000	3.3649			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	22.2236	0.9975	23.2212	3.3649	0.9280	4.2929		3,746.9840	3,746.9840	1.0494		3,773.2183

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.2140	12.2351	4.1942	0.0576	1.7905	0.0788	1.8693	0.4903	0.0754	0.5657		6,566.0525	6,566.0525	0.6625	1.0533	6,896.4920
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	0.0422	0.0270	0.4581	1.4100e-003	0.1677	8.5000e-004	0.1685	0.0445	7.9000e-004	0.0453		143.0043	143.0043	3.1400e-003	3.0900e-003	144.0035
Total	0.2562	12.2621	4.6522	0.0590	1.9582	0.0796	2.0378	0.5348	0.0762	0.6109		6,709.0568	6,709.0568	0.6656	1.0564	7,040.4954

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					10.0006	0.0000	10.0006	1.5142	0.0000	1.5142			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	1.2617	32.6638	24.6739	0.0388	10.0006	0.9135	10.9142	1.5142	0.9135	2.4277	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.2140	12.2351	4.1942	0.0576	1.7905	0.0788	1.8693	0.4903	0.0754	0.5657		6,566.0525	6,566.0525	0.6625	1.0533	6,896.4920
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	0.0422	0.0270	0.4581	1.4100e-003	0.1677	8.5000e-004	0.1685	0.0445	7.9000e-004	0.0453		143.0043	143.0043	3.1400e-003	3.0900e-003	144.0035
Total	0.2562	12.2621	4.6522	0.0590	1.9582	0.0796	2.0378	0.5348	0.0762	0.6109		6,709.0568	6,709.0568	0.6656	1.0564	7,040.4954

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.3081	3,687.3081	1.1926		3,717.1219

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 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	0.0507	0.0324	0.5497	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		171.6051	171.6051	3.7700e-003	3.7100e-003	172.8042
Total	0.0507	0.0324	0.5497	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		171.6051	171.6051	3.7700e-003	3.7100e-003	172.8042

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					8.8457	0.0000	8.8457	4.5461	0.0000	4.5461			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0381		0.9462	0.9462		0.9462	0.9462	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	1.2097	33.7214	22.9600	0.0381	8.8457	0.9462	9.7918	4.5461	0.9462	5.4923	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 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	0.0507	0.0324	0.5497	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		171.6051	171.6051	3.7700e-003	3.7100e-003	172.8042
Total	0.0507	0.0324	0.5497	1.7000e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		171.6051	171.6051	3.7700e-003	3.7100e-003	172.8042

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.4747	0.0000	9.4747	3.6948	0.0000	3.6948			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.4747	1.4245	10.8992	3.6948	1.3105	5.0053		6,011.4777	6,011.4777	1.9442		6,060.0836

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 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	0.6245	35.7121	12.2420	0.1682	5.2261	0.2299	5.4560	1.4312	0.2200	1.6511		19,165.1988	19,165.1988	1.9337	3.0743	20,129.6958
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	0.0563	0.0360	0.6108	1.8900e-003	0.2236	1.1400e-003	0.2247	0.0593	1.0500e-003	0.0603		190.6723	190.6723	4.1900e-003	4.1200e-003	192.0046
Total	0.6808	35.7482	12.8528	0.1700	5.4497	0.2310	5.6807	1.4904	0.2210	1.7114		19,355.8711	19,355.8711	1.9379	3.0785	20,321.7004

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					4.2636	0.0000	4.2636	1.6627	0.0000	1.6627			0.0000			0.0000
Off-Road	1.8106	51.2386	36.7226	0.0621		1.3333	1.3333		1.3333	1.3333	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	1.8106	51.2386	36.7226	0.0621	4.2636	1.3333	5.5969	1.6627	1.3333	2.9960	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 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	0.6245	35.7121	12.2420	0.1682	5.2261	0.2299	5.4560	1.4312	0.2200	1.6511		19,165.1988	19,165.1988	1.9337	3.0743	20,129.6958
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	0.0563	0.0360	0.6108	1.8900e-003	0.2236	1.1400e-003	0.2247	0.0593	1.0500e-003	0.0603		190.6723	190.6723	4.1900e-003	4.1200e-003	192.0046
Total	0.6808	35.7482	12.8528	0.1700	5.4497	0.2310	5.6807	1.4904	0.2210	1.7114		19,355.8711	19,355.8711	1.9379	3.0785	20,321.7004

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 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	0.0939	3.2593	1.3513	0.0167	0.5947	0.0167	0.6114	0.1712	0.0160	0.1871		1,836.279 3	1,836.279 3	0.1092	0.2635	1,917.526 6
Worker	0.6758	0.4323	7.3291	0.0226	2.6826	0.0137	2.6963	0.7115	0.0126	0.7240		2,288.068 0	2,288.068 0	0.0503	0.0494	2,304.055 3
Total	0.7697	3.6916	8.6804	0.0394	3.2773	0.0304	3.3077	0.8826	0.0286	0.9112		4,124.347 3	4,124.347 3	0.1595	0.3129	4,221.581 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	1.0809	23.5544	17.8738	0.0269		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.0809	23.5544	17.8738	0.0269		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 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	0.0939	3.2593	1.3513	0.0167	0.5947	0.0167	0.6114	0.1712	0.0160	0.1871		1,836.279 3	1,836.279 3	0.1092	0.2635	1,917.526 6
Worker	0.6758	0.4323	7.3291	0.0226	2.6826	0.0137	2.6963	0.7115	0.0126	0.7240		2,288.068 0	2,288.068 0	0.0503	0.0494	2,304.055 3
Total	0.7697	3.6916	8.6804	0.0394	3.2773	0.0304	3.3077	0.8826	0.0286	0.9112		4,124.347 3	4,124.347 3	0.1595	0.3129	4,221.581 9

3.5 Building Construction - 2024

Unmitigated Construction On-Site

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

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

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	0.0925	3.2497	1.3413	0.0164	0.5947	0.0175	0.6122	0.1711	0.0167	0.1879		1,807.793 2	1,807.793 2	0.1103	0.2605	1,888.178 8
Worker	0.6351	0.3883	6.8198	0.0219	2.6826	0.0130	2.6956	0.7115	0.0120	0.7234		2,215.403 8	2,215.403 8	0.0456	0.0462	2,230.319 8
Total	0.7276	3.6380	8.1611	0.0384	3.2773	0.0305	3.3078	0.8826	0.0287	0.9113		4,023.197 0	4,023.197 0	0.1559	0.3067	4,118.498 6

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

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	0.0925	3.2497	1.3413	0.0164	0.5947	0.0175	0.6122	0.1711	0.0167	0.1879		1,807.793 2	1,807.793 2	0.1103	0.2605	1,888.178 8
Worker	0.6351	0.3883	6.8198	0.0219	2.6826	0.0130	2.6956	0.7115	0.0120	0.7234		2,215.403 8	2,215.403 8	0.0456	0.0462	2,230.319 8
Total	0.7276	3.6380	8.1611	0.0384	3.2773	0.0305	3.3078	0.8826	0.0287	0.9113		4,023.197 0	4,023.197 0	0.1559	0.3067	4,118.498 6

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	1.0742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.0624	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950

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	0.9311	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	1.0742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.0053	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

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	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950
Total	0.0397	0.0243	0.4262	1.3700e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		138.4627	138.4627	2.8500e-003	2.8900e-003	139.3950

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.6784					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	36.8701	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 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	0.1352	0.0865	1.4658	4.5300e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		457.6136	457.6136	0.0101	9.8900e-003	460.8111
Total	0.1352	0.0865	1.4658	4.5300e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		457.6136	457.6136	0.0101	9.8900e-003	460.8111

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690
Total	36.7923	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 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	0.1352	0.0865	1.4658	4.5300e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		457.6136	457.6136	0.0101	9.8900e-003	460.8111
Total	0.1352	0.0865	1.4658	4.5300e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		457.6136	457.6136	0.0101	9.8900e-003	460.8111

3.7 Architectural Coating - 2024

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	36.8592	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.1270	0.0777	1.3640	4.3800e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		443.0808	443.0808	9.1200e-003	9.2500e-003	446.0640
Total	0.1270	0.0777	1.3640	4.3800e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		443.0808	443.0808	9.1200e-003	9.2500e-003	446.0640

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0159		281.8443
Total	36.7923	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0159		281.8443

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.1270	0.0777	1.3640	4.3800e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		443.0808	443.0808	9.1200e-003	9.2500e-003	446.0640
Total	0.1270	0.0777	1.3640	4.3800e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		443.0808	443.0808	9.1200e-003	9.2500e-003	446.0640

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	2.1607	10.4092	23.6674	0.0865	6.3976	0.0819	6.4795	1.7178	0.0776	1.7954		9,238.7056	9,238.7056	0.6677	0.8745	9,516.0120
Unmitigated	2.1607	10.4092	23.6674	0.0865	6.3976	0.0819	6.4795	1.7178	0.0776	1.7954		9,238.7056	9,238.7056	0.6677	0.8745	9,516.0120

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	415.64	415.64	415.64	1,781,296	1,781,296
Unrefrigerated Warehouse-No Rail	275.14	275.14	275.14	1,179,168	1,179,168
Total	690.77	690.77	690.77	2,960,463	2,960,463

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3
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
Parking Lot	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
Refrigerated Warehouse-No Rail	0.340466	0.059546	0.185910	0.127866	0.024295	0.006605	0.038460	0.192300	0.000000	0.000000	0.024552	0.000000	0.000000

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unrefrigerated Warehouse-No Rail	0.433596	0.059546	0.185910	0.127866	0.024295	0.006605	0.036230	0.101400	0.000000	0.000000	0.024552	0.000000	0.000000
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
NaturalGas Unmitigated	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas 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					
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
Refrigerated Warehouse-No Rail	486.498	5.2500e-003	0.0477	0.0401	2.9000e-004		3.6200e-003	3.6200e-003		3.6200e-003	3.6200e-003		57.2351	57.2351	1.1000e-003	1.0500e-003	57.5752
Unrefrigerated Warehouse-No Rail	2079.65	0.0224	0.2039	0.1713	1.2200e-003		0.0155	0.0155		0.0155	0.0155		244.6644	244.6644	4.6900e-003	4.4900e-003	246.1183
Total		0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5400e-003	303.6935

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas 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					
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
Refrigerated Warehouse-No Rail	0.486498	5.2500e-003	0.0477	0.0401	2.9000e-004		3.6200e-003	3.6200e-003		3.6200e-003	3.6200e-003		57.2351	57.2351	1.1000e-003	1.0500e-003	57.5752
Unrefrigerated Warehouse-No Rail	2.07965	0.0224	0.2039	0.1713	1.2200e-003		0.0155	0.0155		0.0155	0.0155		244.6644	244.6644	4.6900e-003	4.4900e-003	246.1183
Total		0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5400e-003	303.6935

6.0 Area Detail

6.1 Mitigation Measures Area

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Unmitigated	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0049					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.7911					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.9100e-003	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Total	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.0049					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.7911					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.9100e-003	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Total	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

Goodman Commerce Center Project - Orange County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Goodman Commerce Center Project
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Unrefrigerated Warehouse-No Rail	195.13	1000sqft	7.25	195,134.00	0
Parking Lot	450.00	Space	4.10	180,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2024
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 - Total project site is 18.6 acres, project would consist of two warehouses totaling 390,268 sq ft with 50% cold storage

Construction Phase - Construction would begin March 2023 and end in February 2024. Overlap between building construction and architectural coating

Off-road Equipment - Default equipment

Grading - Approximately 35,962 CY of soil exported

Demolition - Demolition of the existing buildings

Vehicle Trips - Based on a total 692 ADT, 276 for unrefrigerated warehouse and 416 for refrigerated warehouse

Fleet Mix - Based on 10 medium trucks and 28 heavy trucks for unrefrigerated warehouse and 16 medium trucks and 80 heavy trucks for refrigerated warehouse

Construction Off-road Equipment Mitigation - Use of Tier 2 equipment, project will comply with SCAQMD Rule 403

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	100.00
tblConstructionPhase	NumDays	300.00	200.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	PhaseEndDate	9/13/2024	2/23/2024
tblConstructionPhase	PhaseEndDate	7/19/2024	2/2/2024
tblConstructionPhase	PhaseEndDate	3/31/2023	3/24/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	4/28/2023
tblConstructionPhase	PhaseEndDate	8/16/2024	2/16/2024
tblConstructionPhase	PhaseEndDate	4/14/2023	4/7/2023
tblConstructionPhase	PhaseStartDate	8/17/2024	10/9/2023
tblConstructionPhase	PhaseStartDate	5/27/2023	5/1/2023
tblConstructionPhase	PhaseStartDate	4/15/2023	4/10/2023
tblConstructionPhase	PhaseStartDate	7/20/2024	2/5/2024
tblConstructionPhase	PhaseStartDate	4/1/2023	3/27/2023
tblFleetMix	HHD	4.9060e-003	0.19
tblFleetMix	HHD	4.9060e-003	0.10
tblFleetMix	LDA	0.55	0.34
tblFleetMix	LDA	0.55	0.43
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MH	3.8690e-003	0.00
tblFleetMix	MHD	0.01	0.04
tblFleetMix	MHD	0.01	0.04
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	OBUS	6.5700e-004	0.00
tblFleetMix	SBUS	7.1300e-004	0.00

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFleetMix	SBUS	7.1300e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblFleetMix	UBUS	3.8100e-004	0.00
tblGrading	MaterialExported	0.00	35,962.00
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.48	7.25
tblLandUse	LotAcreage	4.05	4.10
tblVehicleTrips	ST_TR	2.12	2.13
tblVehicleTrips	ST_TR	1.74	1.41
tblVehicleTrips	SU_TR	2.12	2.13
tblVehicleTrips	SU_TR	1.74	1.41
tblVehicleTrips	WD_TR	2.12	2.13
tblVehicleTrips	WD_TR	1.74	1.41

2.0 Emissions Summary

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
2023	39.4198	71.7866	40.9964	0.2322	24.1818	1.6562	25.2592	10.1558	1.5321	11.3215	0.0000	25,375.55 64	25,375.55 64	3.8800	3.0816	26,390.86 05
2024	39.2557	18.5690	26.9926	0.0714	3.8138	0.7074	4.5212	1.0249	0.6690	1.6939	0.0000	7,179.254 7	7,179.254 7	0.7864	0.3201	7,294.298 8
Maximum	39.4198	71.7866	40.9964	0.2322	24.1818	1.6562	25.2592	10.1558	1.5321	11.3215	0.0000	25,375.55 64	25,375.55 64	3.8800	3.0816	26,390.86 05

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					
2023	38.8502	88.5097	49.6679	0.2322	11.9588	1.5650	12.9522	4.5995	1.5549	5.5466	0.0000	25,375.55 64	25,375.55 64	3.8800	3.0816	26,390.86 05
2024	38.9804	29.8132	28.7219	0.0714	3.8138	1.0318	4.8456	1.0249	1.0298	2.0547	0.0000	7,179.254 7	7,179.254 7	0.7864	0.3201	7,294.298 8
Maximum	38.9804	88.5097	49.6679	0.2322	11.9588	1.5650	12.9522	4.5995	1.5549	5.5466	0.0000	25,375.55 64	25,375.55 64	3.8800	3.0816	26,390.86 05

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.07	-30.95	-15.30	0.00	43.66	-9.87	40.24	49.70	-17.43	41.60	0.00	0.00	0.00	0.00	0.00	0.00

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Energy	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
Mobile	2.1438	10.9365	23.4201	0.0848	6.3976	0.0821	6.4797	1.7178	0.0778	1.7956		9,064.0568	9,064.0568	0.6745	0.8833	9,344.1521
Total	10.9753	11.1888	23.7171	0.0863	6.3976	0.1016	6.4992	1.7178	0.0972	1.8150		9,366.1402	9,366.1402	0.6808	0.8889	9,648.0416

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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Energy	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
Mobile	2.1438	10.9365	23.4201	0.0848	6.3976	0.0821	6.4797	1.7178	0.0778	1.7956		9,064.0568	9,064.0568	0.6745	0.8833	9,344.1521
Total	10.9753	11.1888	23.7171	0.0863	6.3976	0.1016	6.4992	1.7178	0.0972	1.8150		9,366.1402	9,366.1402	0.6808	0.8889	9,648.0416

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/6/2023	3/24/2023	5	15	
2	Site Preparation	Site Preparation	3/27/2023	4/7/2023	5	10	
3	Grading	Grading	4/10/2023	4/28/2023	5	15	
4	Building Construction	Building Construction	5/1/2023	2/2/2024	5	200	
5	Paving	Paving	2/5/2024	2/16/2024	5	10	
6	Architectural Coating	Architectural Coating	10/9/2023	2/23/2024	5	100	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 45

Acres of Paving: 4.1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 585,402; Non-Residential Outdoor: 195,134; Striped Parking Area: 10,800 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	2	8.00	158	0.38

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	1,540.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	4,495.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	240.00	93.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	48.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					22.2236	0.0000	22.2236	3.3649	0.0000	3.3649			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	22.2236	0.9975	23.2212	3.3649	0.9280	4.2929		3,746.9840	3,746.9840	1.0494		3,773.2183

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.2014	12.7556	4.2402	0.0577	1.7905	0.0790	1.8695	0.4903	0.0756	0.5659		6,571.9876	6,571.9876	0.6617	1.0543	6,902.6970
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	0.0462	0.0297	0.4267	1.3500e-003	0.1677	8.5000e-004	0.1685	0.0445	7.9000e-004	0.0453		136.1673	136.1673	3.2200e-003	3.2900e-003	137.2272
Total	0.2476	12.7853	4.6669	0.0590	1.9582	0.0798	2.0380	0.5348	0.0764	0.6111		6,708.1549	6,708.1549	0.6649	1.0575	7,039.9243

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					10.0006	0.0000	10.0006	1.5142	0.0000	1.5142			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	1.2617	32.6638	24.6739	0.0388	10.0006	0.9135	10.9142	1.5142	0.9135	2.4277	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 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	0.2014	12.7556	4.2402	0.0577	1.7905	0.0790	1.8695	0.4903	0.0756	0.5659		6,571.9876	6,571.9876	0.6617	1.0543	6,902.6970
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	0.0462	0.0297	0.4267	1.3500e-003	0.1677	8.5000e-004	0.1685	0.0445	7.9000e-004	0.0453		136.1673	136.1673	3.2200e-003	3.2900e-003	137.2272
Total	0.2476	12.7853	4.6669	0.0590	1.9582	0.0798	2.0380	0.5348	0.0764	0.6111		6,708.1549	6,708.1549	0.6649	1.0575	7,039.9243

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.3081	3,687.3081	1.1926		3,717.1219

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 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	0.0554	0.0356	0.5121	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		163.4007	163.4007	3.8600e-003	3.9400e-003	164.6727
Total	0.0554	0.0356	0.5121	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		163.4007	163.4007	3.8600e-003	3.9400e-003	164.6727

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					8.8457	0.0000	8.8457	4.5461	0.0000	4.5461			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0381		0.9462	0.9462		0.9462	0.9462	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	1.2097	33.7214	22.9600	0.0381	8.8457	0.9462	9.7918	4.5461	0.9462	5.4923	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 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	0.0554	0.0356	0.5121	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		163.4007	163.4007	3.8600e-003	3.9400e-003	164.6727
Total	0.0554	0.0356	0.5121	1.6200e-003	0.2012	1.0300e-003	0.2022	0.0534	9.4000e-004	0.0543		163.4007	163.4007	3.8600e-003	3.9400e-003	164.6727

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.4747	0.0000	9.4747	3.6948	0.0000	3.6948			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	3.3217	34.5156	28.0512	0.0621	9.4747	1.4245	10.8992	3.6948	1.3105	5.0053		6,011.4777	6,011.4777	1.9442		6,060.0836

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 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	0.5879	37.2315	12.3763	0.1683	5.2261	0.2305	5.4567	1.4312	0.2206	1.6517		19,182.52 23	19,182.52 23	1.9314	3.0772	20,147.80 73
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	0.0616	0.0396	0.5690	1.8000e-003	0.2236	1.1400e-003	0.2247	0.0593	1.0500e-003	0.0603		181.5564	181.5564	4.2900e-003	4.3800e-003	182.9697
Total	0.6494	37.2710	12.9453	0.1701	5.4497	0.2317	5.6814	1.4904	0.2216	1.7121		19,364.07 86	19,364.07 86	1.9357	3.0816	20,330.77 69

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					4.2636	0.0000	4.2636	1.6627	0.0000	1.6627			0.0000			0.0000
Off-Road	1.8106	51.2386	36.7226	0.0621		1.3333	1.3333		1.3333	1.3333	0.0000	6,011.477 7	6,011.477 7	1.9442		6,060.083 6
Total	1.8106	51.2386	36.7226	0.0621	4.2636	1.3333	5.5969	1.6627	1.3333	2.9960	0.0000	6,011.477 7	6,011.477 7	1.9442		6,060.083 6

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 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	0.5879	37.2315	12.3763	0.1683	5.2261	0.2305	5.4567	1.4312	0.2206	1.6517		19,182.52 23	19,182.52 23	1.9314	3.0772	20,147.80 73
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	0.0616	0.0396	0.5690	1.8000e-003	0.2236	1.1400e-003	0.2247	0.0593	1.0500e-003	0.0603		181.5564	181.5564	4.2900e-003	4.3800e-003	182.9697
Total	0.6494	37.2710	12.9453	0.1701	5.4497	0.2317	5.6814	1.4904	0.2216	1.7121		19,364.07 86	19,364.07 86	1.9357	3.0816	20,330.77 69

3.5 Building Construction - 2023

Unmitigated Construction On-Site

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

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 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	0.0906	3.4046	1.3945	0.0167	0.5947	0.0168	0.6115	0.1712	0.0161	0.1872		1,838.980 0	1,838.980 0	0.1089	0.2641	1,920.398 5
Worker	0.7386	0.4747	6.8275	0.0216	2.6826	0.0137	2.6963	0.7115	0.0126	0.7240		2,178.676 6	2,178.676 6	0.0515	0.0526	2,195.635 8
Total	0.8292	3.8793	8.2220	0.0383	3.2773	0.0305	3.3078	0.8826	0.0287	0.9113		4,017.656 6	4,017.656 6	0.1604	0.3167	4,116.034 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	1.0809	23.5544	17.8738	0.0269		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.0809	23.5544	17.8738	0.0269		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 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	0.0906	3.4046	1.3945	0.0167	0.5947	0.0168	0.6115	0.1712	0.0161	0.1872		1,838.980 0	1,838.980 0	0.1089	0.2641	1,920.398 5
Worker	0.7386	0.4747	6.8275	0.0216	2.6826	0.0137	2.6963	0.7115	0.0126	0.7240		2,178.676 6	2,178.676 6	0.0515	0.0526	2,195.635 8
Total	0.8292	3.8793	8.2220	0.0383	3.2773	0.0305	3.3078	0.8826	0.0287	0.9113		4,017.656 6	4,017.656 6	0.1604	0.3167	4,116.034 3

3.5 Building Construction - 2024

Unmitigated Construction On-Site

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

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

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	0.0893	3.3949	1.3835	0.0165	0.5947	0.0176	0.6123	0.1711	0.0168	0.1880		1,810.517 7	1,810.517 7	0.1101	0.2611	1,891.070 9
Worker	0.6964	0.4262	6.3601	0.0209	2.6826	0.0130	2.6956	0.7115	0.0120	0.7234		2,109.658 4	2,109.658 4	0.0468	0.0492	2,125.480 0
Total	0.7856	3.8211	7.7437	0.0373	3.2773	0.0306	3.3079	0.8826	0.0288	0.9114		3,920.176 1	3,920.176 1	0.1568	0.3103	4,016.550 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	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7
Total	1.0809	23.5544	17.8738	0.0270		0.9036	0.9036		0.9036	0.9036	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2024

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	0.0893	3.3949	1.3835	0.0165	0.5947	0.0176	0.6123	0.1711	0.0168	0.1880		1,810.5177	1,810.5177	0.1101	0.2611	1,891.0709
Worker	0.6964	0.4262	6.3601	0.0209	2.6826	0.0130	2.6956	0.7115	0.0120	0.7234		2,109.6584	2,109.6584	0.0468	0.0492	2,125.4800
Total	0.7856	3.8211	7.7437	0.0373	3.2773	0.0306	3.3079	0.8826	0.0288	0.9114		3,920.1761	3,920.1761	0.1568	0.3103	4,016.5509

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	1.0742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.0624	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425

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	0.9311	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	1.0742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.0053	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2024

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	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425
Total	0.0435	0.0266	0.3975	1.3000e-003	0.1677	8.1000e-004	0.1685	0.0445	7.5000e-004	0.0452		131.8537	131.8537	2.9200e-003	3.0700e-003	132.8425

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.6784					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	36.8701	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 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	0.1477	0.0950	1.3655	4.3100e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		435.7353	435.7353	0.0103	0.0105	439.1272
Total	0.1477	0.0950	1.3655	4.3100e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		435.7353	435.7353	0.0103	0.0105	439.1272

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690
Total	36.7923	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0168		281.8690

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 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	0.1477	0.0950	1.3655	4.3100e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		435.7353	435.7353	0.0103	0.0105	439.1272
Total	0.1477	0.0950	1.3655	4.3100e-003	0.5365	2.7400e-003	0.5393	0.1423	2.5200e-003	0.1448		435.7353	435.7353	0.0103	0.0105	439.1272

3.7 Architectural Coating - 2024

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	36.8592	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.1393	0.0853	1.2720	4.1700e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		421.9317	421.9317	9.3500e-003	9.8300e-003	425.0960
Total	0.1393	0.0853	1.2720	4.1700e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		421.9317	421.9317	9.3500e-003	9.8300e-003	425.0960

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	36.6784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0159		281.8443
Total	36.7923	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0159		281.8443

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2024

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	0.1393	0.0853	1.2720	4.1700e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		421.9317	421.9317	9.3500e-003	9.8300e-003	425.0960
Total	0.1393	0.0853	1.2720	4.1700e-003	0.5365	2.6000e-003	0.5391	0.1423	2.3900e-003	0.1447		421.9317	421.9317	9.3500e-003	9.8300e-003	425.0960

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	2.1438	10.9365	23.4201	0.0848	6.3976	0.0821	6.4797	1.7178	0.0778	1.7956		9,064.0568	9,064.0568	0.6745	0.8833	9,344.1521
Unmitigated	2.1438	10.9365	23.4201	0.0848	6.3976	0.0821	6.4797	1.7178	0.0778	1.7956		9,064.0568	9,064.0568	0.6745	0.8833	9,344.1521

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	415.64	415.64	415.64	1,781,296	1,781,296
Unrefrigerated Warehouse-No Rail	275.14	275.14	275.14	1,179,168	1,179,168
Total	690.77	690.77	690.77	2,960,463	2,960,463

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3
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
Parking Lot	0.546200	0.059546	0.185910	0.127866	0.024295	0.006605	0.014499	0.004906	0.000657	0.000381	0.024552	0.000713	0.003869
Refrigerated Warehouse-No Rail	0.340466	0.059546	0.185910	0.127866	0.024295	0.006605	0.038460	0.192300	0.000000	0.000000	0.024552	0.000000	0.000000

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unrefrigerated Warehouse-No Rail	0.433596	0.059546	0.185910	0.127866	0.024295	0.006605	0.036230	0.101400	0.000000	0.000000	0.024552	0.000000	0.000000
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935
NaturalGas Unmitigated	0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5300e-003	303.6935

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas 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					
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
Refrigerated Warehouse-No Rail	486.498	5.2500e-003	0.0477	0.0401	2.9000e-004		3.6200e-003	3.6200e-003		3.6200e-003	3.6200e-003		57.2351	57.2351	1.1000e-003	1.0500e-003	57.5752
Unrefrigerated Warehouse-No Rail	2079.65	0.0224	0.2039	0.1713	1.2200e-003		0.0155	0.0155		0.0155	0.0155		244.6644	244.6644	4.6900e-003	4.4900e-003	246.1183
Total		0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5400e-003	303.6935

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
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
Refrigerated Warehouse-No Rail	0.486498	5.2500e-003	0.0477	0.0401	2.9000e-004		3.6200e-003	3.6200e-003		3.6200e-003	3.6200e-003		57.2351	57.2351	1.1000e-003	1.0500e-003	57.5752
Unrefrigerated Warehouse-No Rail	2.07965	0.0224	0.2039	0.1713	1.2200e-003		0.0155	0.0155		0.0155	0.0155		244.6644	244.6644	4.6900e-003	4.4900e-003	246.1183
Total		0.0277	0.2516	0.2113	1.5100e-003		0.0191	0.0191		0.0191	0.0191		301.8995	301.8995	5.7900e-003	5.5400e-003	303.6935

6.0 Area Detail

6.1 Mitigation Measures Area

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Unmitigated	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0049					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.7911					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.9100e-003	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Total	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	1.0049					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.7911					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.9100e-003	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959
Total	8.8039	7.8000e-004	0.0857	1.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004		0.1839	0.1839	4.8000e-004		0.1959

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

Goodman Commerce Center Project - Orange County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Goodman Commerce Center project - Existing Uses - Orange County, Annual

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

**Goodman Commerce Center project - Existing Uses
Orange County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	151.49	1000sqft	3.48	151,485.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total building square footage is 338,653 but only 151,485 sq ft are operational

Construction Phase - Operational run only

Grading -

Vehicle Trips - Based on 916 ADT

Fleet Mix - Default fleet mix

Energy Use - Using historical data

Construction Off-road Equipment Mitigation - Operational run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	1/5/2023	12/29/2022

Goodman Commerce Center project - Existing Uses - Orange 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
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003
Energy	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	165.1781	165.1781	0.0114	2.0100e-003	166.0612
Mobile	0.5378	0.7310	6.0256	0.0142	1.4798	0.0115	1.4913	0.3950	0.0107	0.4058	0.0000	1,319.1668	1,319.1668	0.0757	0.0539	1,337.1304
Waste						0.0000	0.0000		0.0000	0.0000	28.9059	0.0000	28.9059	1.7083	0.0000	71.6132
Water						0.0000	0.0000		0.0000	0.0000	11.1141	80.8966	92.0107	1.1484	0.0278	128.9982
Total	1.1596	0.7673	6.0580	0.0144	1.4798	0.0143	1.4941	0.3950	0.0135	0.4085	40.0200	1,565.2453	1,605.2653	2.9437	0.0837	1,703.8070

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003
Energy	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	165.1781	165.1781	0.0114	2.0100e-003	166.0612
Mobile	0.5378	0.7310	6.0256	0.0142	1.4798	0.0115	1.4913	0.3950	0.0107	0.4058	0.0000	1,319.1668	1,319.1668	0.0757	0.0539	1,337.1304
Waste						0.0000	0.0000		0.0000	0.0000	28.9059	0.0000	28.9059	1.7083	0.0000	71.6132
Water						0.0000	0.0000		0.0000	0.0000	11.1141	80.8966	92.0107	1.1484	0.0278	128.9982
Total	1.1596	0.7673	6.0580	0.0144	1.4798	0.0143	1.4941	0.3950	0.0135	0.4085	40.0200	1,565.2453	1,605.2653	2.9437	0.0837	1,703.8070

	ROG	NOx	CO	SO2	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	Site Preparation	Site Preparation	12/30/2022	12/29/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Goodman Commerce Center project - Existing Uses - Orange 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	0.5378	0.7310	6.0256	0.0142	1.4798	0.0115	1.4913	0.3950	0.0107	0.4058	0.0000	1,319.1668	1,319.1668	0.0757	0.0539	1,337.1304
Unmitigated	0.5378	0.7310	6.0256	0.0142	1.4798	0.0115	1.4913	0.3950	0.0107	0.4058	0.0000	1,319.1668	1,319.1668	0.0757	0.0539	1,337.1304

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	916.48	916.48	916.48	3,927,792	3,927,792
Total	916.48	916.48	916.48	3,927,792	3,927,792

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
Unrefrigerated Warehouse-No Rail	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
Unrefrigerated Warehouse-No Rail	0.542853	0.058126	0.187899	0.130925	0.024443	0.006426	0.014590	0.004841	0.000666	0.000390	0.024092	0.000735	0.004015

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

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	125.7291	125.7291	0.0106	1.2900e-003	126.3777
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	125.7291	125.7291	0.0106	1.2900e-003	126.3777
NaturalGas Mitigated	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835
NaturalGas Unmitigated	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835

Goodman Commerce Center project - Existing Uses - Orange 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					
Unrefrigerated Warehouse-No Rail	739247	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835
Total		3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835

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					
Unrefrigerated Warehouse-No Rail	739247	3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835
Total		3.9900e-003	0.0362	0.0304	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.4490	39.4490	7.6000e-004	7.2000e-004	39.6835

Goodman Commerce Center project - Existing Uses - Orange 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			
Unrefrigerated Warehouse-No Rail	708950	125.7291	0.0106	1.2900e-003	126.3777
Total		125.7291	0.0106	1.2900e-003	126.3777

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	708950	125.7291	0.0106	1.2900e-003	126.3777
Total		125.7291	0.0106	1.2900e-003	126.3777

6.0 Area Detail

6.1 Mitigation Measures Area

Goodman Commerce Center project - Existing Uses - Orange 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	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003
Unmitigated	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0702					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8000e-004	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003
Total	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003

Goodman Commerce Center project - Existing Uses - Orange 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	0.0702					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8000e-004	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003
Total	0.6178	2.0000e-005	1.9400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.7600e-003	3.7600e-003	1.0000e-005	0.0000	4.0100e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Goodman Commerce Center project - Existing Uses - Orange 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	92.0107	1.1484	0.0278	128.9982
Unmitigated	92.0107	1.1484	0.0278	128.9982

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	35.0321 / 0	92.0107	1.1484	0.0278	128.9982
Total		92.0107	1.1484	0.0278	128.9982

Goodman Commerce Center project - Existing Uses - Orange 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			
Unrefrigerated Warehouse-No Rail	35.0321 / 0	92.0107	1.1484	0.0278	128.9982
Total		92.0107	1.1484	0.0278	128.9982

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	28.9059	1.7083	0.0000	71.6132
Unmitigated	28.9059	1.7083	0.0000	71.6132

Goodman Commerce Center project - Existing Uses - Orange 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

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	142.4	28.9059	1.7083	0.0000	71.6132
Total		28.9059	1.7083	0.0000	71.6132

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	142.4	28.9059	1.7083	0.0000	71.6132
Total		28.9059	1.7083	0.0000	71.6132

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Goodman Commerce Center project - Existing Uses - Orange County, Annual

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

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

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

**Goodman Commerce Center project - Existing Uses
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	151.49	1000sqft	3.48	151,485.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total building square footage is 338,653 but only 151,485 sq ft are operational

Construction Phase - Operational run only

Grading -

Vehicle Trips - Based on 916 ADT

Fleet Mix - Default fleet mix

Energy Use - Using historical data

Construction Off-road Equipment Mitigation - Operational run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	1/5/2023	12/29/2022

Goodman Commerce Center project - Existing Uses - Orange 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	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Energy	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Mobile	3.0222	3.6866	33.5611	0.0804	8.2773	0.0632	8.3405	2.2064	0.0590	2.2655		8,231.4394	8,231.4394	0.4488	0.3112	8,335.4002
Total	6.4296	3.8853	33.7434	0.0816	8.2773	0.0784	8.3557	2.2064	0.0742	2.2806		8,469.7471	8,469.7471	0.4535	0.3156	8,575.1260

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	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Energy	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Mobile	3.0222	3.6866	33.5611	0.0804	8.2773	0.0632	8.3405	2.2064	0.0590	2.2655		8,231.4394	8,231.4394	0.4488	0.3112	8,335.4002
Total	6.4296	3.8853	33.7434	0.0816	8.2773	0.0784	8.3557	2.2064	0.0742	2.2806		8,469.7471	8,469.7471	0.4535	0.3156	8,575.1260

Goodman Commerce Center project - Existing Uses - Orange 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	Site Preparation	Site Preparation	12/30/2022	12/29/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0222	3.6866	33.5611	0.0804	8.2773	0.0632	8.3405	2.2064	0.0590	2.2655		8,231.439 4	8,231.439 4	0.4488	0.3112	8,335.400 2
Unmitigated	3.0222	3.6866	33.5611	0.0804	8.2773	0.0632	8.3405	2.2064	0.0590	2.2655		8,231.439 4	8,231.439 4	0.4488	0.3112	8,335.400 2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	916.48	916.48	916.48	3,927,792	3,927,792
Total	916.48	916.48	916.48	3,927,792	3,927,792

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
Unrefrigerated Warehouse-No Rail	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
Unrefrigerated Warehouse-No Rail	0.542853	0.058126	0.187899	0.130925	0.024443	0.006426	0.014590	0.004841	0.000666	0.000390	0.024092	0.000735	0.004015

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
NaturalGas Unmitigated	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

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					
Unrefrigerated Warehouse-No Rail	2025.33	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Total		0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

5.2 Energy by Land Use - NaturalGas

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					
Unrefrigerated Warehouse-No Rail	2.02533	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Total		0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Unmitigated	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Total	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Total	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

7.0 Water Detail

7.1 Mitigation Measures Water

Goodman Commerce Center project - Existing Uses - Orange County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

**Goodman Commerce Center project - Existing Uses
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	151.49	1000sqft	3.48	151,485.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Total building square footage is 338,653 but only 151,485 sq ft are operational
- Construction Phase - Operational run only
- Grading -
- Vehicle Trips - Based on 916 ADT
- Fleet Mix - Default fleet mix
- Energy Use - Using historical data
- Construction Off-road Equipment Mitigation - Operational run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	0.00
tblConstructionPhase	PhaseEndDate	1/5/2023	12/29/2022

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Energy	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Mobile	3.0132	3.9511	32.8049	0.0773	8.2773	0.0632	8.3406	2.2064	0.0591	2.2655		7,913.2355	7,913.2355	0.4607	0.3243	8,021.3861
Total	6.4206	4.1498	32.9872	0.0785	8.2773	0.0784	8.3557	2.2064	0.0742	2.2806		8,151.5432	8,151.5432	0.4654	0.3286	8,261.1120

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	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Energy	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Mobile	3.0132	3.9511	32.8049	0.0773	8.2773	0.0632	8.3406	2.2064	0.0591	2.2655		7,913.2355	7,913.2355	0.4607	0.3243	8,021.3861
Total	6.4206	4.1498	32.9872	0.0785	8.2773	0.0784	8.3557	2.2064	0.0742	2.2806		8,151.5432	8,151.5432	0.4654	0.3286	8,261.1120

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	12/30/2022	12/29/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0132	3.9511	32.8049	0.0773	8.2773	0.0632	8.3406	2.2064	0.0591	2.2655		7,913.2355	7,913.2355	0.4607	0.3243	8,021.3861
Unmitigated	3.0132	3.9511	32.8049	0.0773	8.2773	0.0632	8.3406	2.2064	0.0591	2.2655		7,913.2355	7,913.2355	0.4607	0.3243	8,021.3861

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	916.48	916.48	916.48	3,927,792	3,927,792
Total	916.48	916.48	916.48	3,927,792	3,927,792

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
Unrefrigerated Warehouse-No Rail	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
Unrefrigerated Warehouse-No Rail	0.542853	0.058126	0.187899	0.130925	0.024443	0.006426	0.014590	0.004841	0.000666	0.000390	0.024092	0.000735	0.004015

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
NaturalGas Unmitigated	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

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					
Unrefrigerated Warehouse-No Rail	2025.33	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Total		0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

5.2 Energy by Land Use - NaturalGas

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					
Unrefrigerated Warehouse-No Rail	2.02533	0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905
Total		0.0218	0.1986	0.1668	1.1900e-003		0.0151	0.0151		0.0151	0.0151		238.2746	238.2746	4.5700e-003	4.3700e-003	239.6905

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Unmitigated	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Total	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3847					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353
Total	3.3856	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0332	0.0332	9.0000e-005		0.0353

7.0 Water Detail

7.1 Mitigation Measures Water

Goodman Commerce Center project - Existing Uses - Orange County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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
