



**Evergreen Commercial Development Project
Initial Study/Mitigated Negative Declaration**

Appendix D

Evergreen Development Energy Assessment

JK Consulting Group

December 21, 2021



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March 10, 2022

Job No. 3-417-0790

Mr. Jon Prystasz
Evergreen Devco, Inc.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

Subject: ENERGY ASSESSMENT
Proposed Commercial Development
East Corner of Central Avenue and Cambern Avenue
Lake Elsinore, California

Dear Mr. Prystasz:

At your request and authorization, an Energy Assessment for the above-referenced project was conducted. The purpose of this study is to analyze the project's anticipated energy use (including fuel consumption). The project involves development to include a 43,050-square foot grocery store, a 4,116-square foot car wash, a 4,088-square foot convenient store with gasoline station, and two drive-thru quick-serve restaurants (approximately 3,000 square feet each). The remainder of the subject property would be paved including drive aisles, landscaped areas, walkways, and utilized as parking lots.

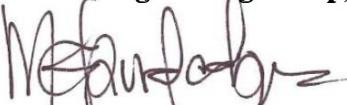
It is our understanding the project will be constructed in two phases. The first phase of development will include the afore-mentioned 4,116 square foot car wash; one 3,000 square-foot quick-service restaurant with drive-thru; and the 4,088 square-foot convenience market and gas station with eight (8) fuel pumps totaling sixteen (16) fuel dispensers. The second phase of development will include one 3,000 square-foot quick-service restaurant with drive-thru, and the 43,050 square-foot supermarket. Please refer to Phase I site plan and pad phasing plan following report for more details.

As detailed in the following report, the proposed project is consistent with the applicable plans related to renewable energy and energy efficiency, which facilitates the decrease in overall per capita energy consumption and reliance on fossil fuels such as coal, natural gas and oil, and increases reliance on renewable energy sources. As such, the project would not conflict with or obstruct the state or local plan for renewable energy or energy efficiency. Please refer to the following report for more details.

We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully submitted,

SALEM Engineering Group, Inc.



Maria G. Ruvalcaba, EP
Project Manager



December 21, 2021

Maria G. Ruvalcaba
Business Development/Client Services
SALEM Engineering Group, Inc.
4729 W. Jacquelyn Avenue
Fresno, CA 93722

RE: Evergreen Development Energy Assessment

Dear Maria Ruvalcaba:

JK Consulting Group prepared the following Energy Assessment for the proposed Evergreen Development (Project) located in Lake Elsinore, Riverside County, California. The Project consists of five contiguous rectangular-shaped parcels of undeveloped land (Riverside County Assessor's Parcel Numbers [APNs] 377-020-014, 377-020-016, 377-020-017, 377-020-018, and 377-020-019) totaling approximately 8.867 acres gross land area located at the intersection of Central and Camburn Avenues. The Project Location and Site Plan are depicted in Figures 1 and 2 along with the various components of the Project as described below:

- 43,050 sq. ft. Grocery Store
- 4,116 sq. ft. Car Wash
- 4,088 sq. ft. Convenience Store / Gasoline Service Station
- 3,000 sq. ft. Quick Serve Restaurant w/ Drive-Through Window
- 3,000 sq. ft. Quick Serve Restaurant w/ Drive-Through Window

INTRODUCTION

A Mitigated Negative Declaration (MND) must include a detailed statement setting forth mitigation measures proposed to minimize a project's significant environmental effects, including, but not limited to, measures to reduce wasteful, inefficient, or unnecessary energy consumption, as required by Section 21100(b) of the California Environmental Quality Act (CEQA) Guidelines (State CEQA Guidelines). According to Appendix F of the State CEQA Guidelines, prospective energy implications of a project shall be considered in an MND, to the extent appropriate and applicable to the project, to guarantee that energy implications are considered in project choices. Appendix F further states that a project's energy consumption and proposed conservation measures may be addressed, as relevant and applicable, in the Project Description, Environmental Setting and Impact Analysis portions of technical sections, as well as through mitigation measures and alternatives.

This Energy Assessment includes relevant information and analyses that address the energy implications of the Project. The Project's anticipated energy use (including fuel consumption) and energy conserving components are evaluated in this section to determine whether the project would result in unnecessary or wasteful energy consumption. The discussion of the project's anticipated energy use includes fuel consumption.

FIGURE 1
Project Location

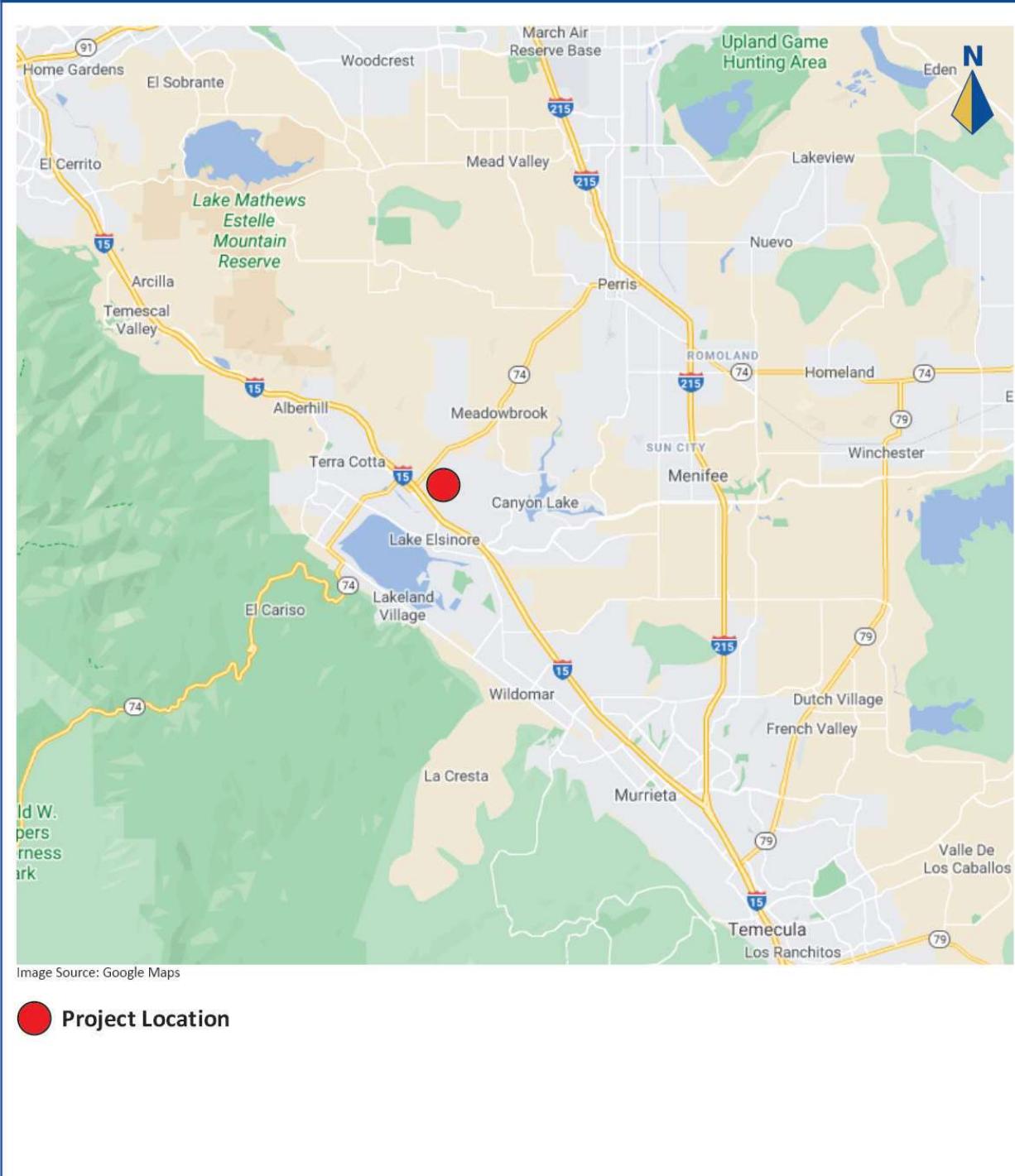
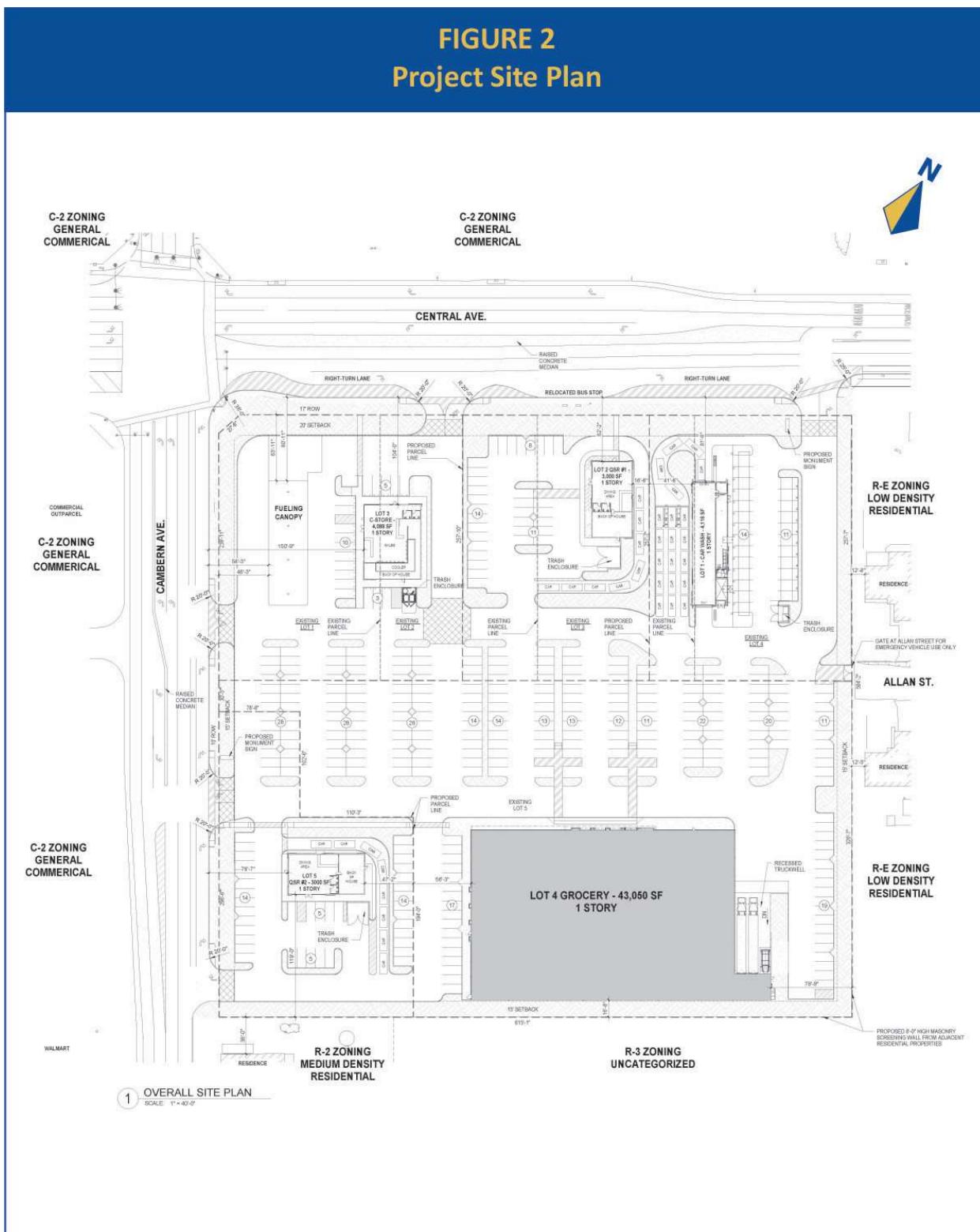


FIGURE 2
Project Site Plan



REGULATORY SETTING

Federal

Federal agencies with significant influence on energy policy and initiatives include the US Department of Energy, the US Environmental Protection Agency, and the US Department of Transportation. These agencies regulate transportation energy use through establishing and enforcing fuel efficiency standards for automobiles and light trucks, sponsoring energy-related research and development programs, and subsidizing transportation infrastructure improvements.

Federal Energy Regulatory Commission

The Federal Energy Regulatory Commission (FERC) is an independent agency that regulates the transmission and sales of electricity, natural gas, and oil in interstate commerce, licensing of hydroelectric projects, and oversight of related environmental matters. The setting and enforcing of interstate transmission sales is also regulated by FERC.

Federal Energy Policy and Conservation Act and Amendments

The Federal Energy Policy and Conservation Act of 1975 established minimum energy efficiency criteria for several key appliances, which have since been revised by subsequent energy policies, including the Federal Energy Policy Act of 2005. The National Energy Act of 1978 was enacted with the purpose of encouraging increased use of renewable energy, providing residential customers with energy saving audits to encourage slower growth in power use, and promoting fuel efficiency.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 includes provisions related to energy efficiency, appliance and lighting efficiency standards and building energy efficiency standards in addition to increasing auto mileage standards.

State

The California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) are two state entities that have jurisdiction over various sectors of energy. The CEC gathers and analyzes energy-related data, develops statewide energy policy recommendations and plans, promotes and funds energy efficiency initiatives, and establishes and enforces appliance and building energy efficiency standards. The CPUC is in charge of regulating utilities in the energy, rail, telecommunications, and water sectors.

Senate Bill 1389

Senate Bill 1389 (SB) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors.

The 2015 Integrated Energy Policy Report provides the results of the CEC's assessments of a variety of energy issues facing California including energy efficiency, strategies related to data for improved decisions in the Existing Buildings Energy Efficiency Action Plan, building energy efficiency standards, the impact of drought on California's energy system, achieving 50 percent renewables by 2030, the California Energy Demand Forecast, the Natural Gas Outlook, the Transportation Energy Demand Forecast, Alternative and Renewable Fuel and Vehicle Technology Program benefits updates, update on electricity infrastructure in Southern California, an update on trends in California's sources of crude oil, an update on California's nuclear plants, and other energy issues.

Assembly Bill 1493

Assembly Bill (AB) 1493, enacted in 2002, required that the California Air Resources Board (CARB) develop and adopt regulations to achieve the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles.

California Code of Regulations

Title 20, Public Utilities and Energy, and Title 24, Building Standards Code, of the California Code of Regulations must be followed during new building construction in California. These energy efficiency standards govern energy use for heating, cooling, ventilation, water heating, and lighting in new residential and nonresidential buildings. The local building permit process enforces the building efficiency criteria. Local government agencies may create and enforce energy standards for new buildings as long as they meet or surpass the guidelines set forth in Title 24.

Regional

South Coast Air Quality Management District Air Quality-Related Energy Policy

Adopted on September 9, 2011, the South Coast Air Quality Management District (AQMD) Air Quality-Related Energy Policy integrates air quality, energy, and climate change issues in a coordinated and consolidated manner. The policy includes ten (10) air quality-related energy policies designed to manage South Coast AQMD efforts and ten (10) actions intended to support those policies. Those policies include:

- Promote zero and near-zero emission technologies through ultra clean energy strategies, to meet air quality, energy security, and climate change objectives
- Promote zero and near-zero emission technologies in both stationary and mobile applications to the extent feasible
- Promote diversification of electricity generation technologies to provide reliable, feasible, affordable, sustainable, and zero or near-zero emission electricity supply for the Basin in partnership with local power producers
- Promote demand side management programs to manage energy demand growth. Such programs include, but are not limited to, energy conservation, energy efficiency and load-shifting measures

- Promote in-Basin distributed electricity generation, with emphasis on distributed renewable electricity generation, to reduce reliance on energy imports or central power plants, and to minimize the air quality, climate and cross-media environmental impacts of traditional power generation
- Promote electricity storage technology to improve the supply reliability, availability, and increased generation technology choices
- Require any new/repowered in-Basin fossil-fueled generation power plant to incorporate Best Available Control Technology (BACT) as required by District rules, considering energy efficiency for the application. These power plants shall also comply with any requirements adopted by CARB, CEC, CPUC, California Independent System Operator (ISO), or the governing board of a publicly owned electric utility, as well as state law under CEQA
- Advocate, within the existing CEQA review process, maximum cost-effective mitigation in the communities affected by emission increases resulting from the siting of new or repowered power plants
- Educate and incentivize the public and businesses to shift toward the lowest emission technologies, considering emissions of criteria pollutants, toxic air contaminants, greenhouse gases, energy efficiency, and the potential to create local jobs
- Incorporate energy efficiency and conservation as an emissions reductions strategy for stationary and mobile sources through AQMD's planning, rule making, advocacy, and CEQA commenting activities

City of Lake Elsinore Climate Action Plan

Adopted by Lake Elsinore City Council on December 13, 2011, the City of Lake Elsinore Climate Action Plan (CAP) was developed to reduce community-wide greenhouse gas (GHG) emissions from activities within the city limits. The CAP energy-related reduction measures designed to reduce energy related emissions include increasing energy efficiency of new construction, existing buildings, and municipal buildings and facilities and increasing the use of renewable energy.

EXISTING CONDITIONS

Energy is vital to the economy and the quality of life of the State of California and the Riverside County region. In 2019, California's per-capita energy consumption rate was one of the lowest in the country and ranked 50th compared to other states (U.S. EIA 2021). This is largely because of California's proactive energy efficiency programs and mild weather, which reduce energy demands for heating and cooling.

The primary energy source for the U.S. is petroleum (also referred to as "oil"), which is refined to produce fuels like gasoline, diesel, and jet fuel. Oil is a finite, nonrenewable energy source. In 2019, the U.S. consumed approximately 7,498,143,000 barrels of petroleum with California accounting for 661,893,000 barrels, which accounts for roughly 9% of U.S. consumption (U.S. EIA 2021).

World consumption of petroleum products has grown steadily since 1983, with world consumption of oil reaching 91 million barrels per day by 2020 (IEA Oil Market Report). The world supply of oil is anticipated to peak (i.e., reach the point of maximum production) sometime between now and 2042, before

beginning a terminal decline that will put a significant strain on the economy if not anticipated and mitigated. However, the timing of the peak depends on multiple, uncertain factors that will affect how quickly remaining oil is consumed, such as the amount of oil that still remains in the ground; how much of the amount in the ground can be extracted and produced based on technological, economic, and environmental feasibility; and future demand for oil.

The transportation sector makes up the single largest consumer of energy in California, accounting for 39 percent of the state's total energy demand, and nearly all of this energy is provided by petroleum (U.S. EIA 2021). In 2020, total gasoline consumed in California was 31.64 million gallons/day, second to the state of Texas at 35.82 million gallons/day (U.S. EIA 2021). Diesel fuel is the second largest transportation fuel in California behind gasoline. In 2019, more than 2.9 billion gallons of diesel were sold in California (CA Dept. of Tax and Fee Administration).

The industrial sector accounts for approximately 23 percent of the total energy consumption in California. The residential and commercial sectors both account for approximately 19 percent of the energy consumption in the state. In 2019, electric energy consumption for all land uses in California totaled 279,510 gigawatt-hours (California Energy Commission 2021).

Similar to California and the U.S. as a whole, the Riverside County region relies primarily on oil to meet its transportation needs. Motor vehicles are the largest consumer of fuels in the region's transportation sector. After gasoline, diesel fuel is the most utilized transportation energy source. The primary consumers of diesel fuel in the transportation sector are heavy-duty trucks, with medium-duty trucks, buses, light-duty passenger cars, and railway locomotives accounting for remaining diesel fuel consumption.

Alternative fuels are defined as fuels not derived from petroleum, such as natural gas, ethanol, and electricity. However, like petroleum, alternative fuels like natural gas and ethanol (which is primarily composed of diesel fuel) are also nonrenewable, finite resources. Electricity is also considered nonrenewable when generated from natural gas or coal, but considered renewable when generated from sources like solar, hydroelectric, or wind energy. Most alternative fuel facilities in the region supply compressed natural gas (CNG) or electricity. The region's limited alternative fuel infrastructure severely constrains the use of alternative fuel passenger vehicles.

Although average fuel efficiency for autos and trucks has experienced some improvements during the last quarter-century, fuel consumption associated with the large increase in VMT has exceeded the fuel consumption reductions achieved by improved efficiency, and the total amount of annual fuel consumption has continued to increase. The equipment and vehicles involved in the construction of development projects also consume energy. Currently, construction equipment and vehicles are generally dependent on petroleum-based fuels.

Vehicle fuel consumption for Riverside County is provided in Table 1 below which is derived from the California Air Resources Board EMFAC 2021. Table 1 shows that approximately 991 million gallons of fuel were consumed in the County in 2019. This equates to approximately 2.72 million gallons of fuel per day

or 1.10 gallons of fuel per person per day, based on a 2019 countywide population of 2,470,546 people (U.S. Census 2019).

Table 1
Riverside County Vehicle Fuel Consumption

FUEL	2019 Annual Fuel Consumption (Thousands of Gallons)	2019 Daily Fuel Consumption (Thousands of Gallons)	2019 Annual Energy Consumption (kWh)	2019 Daily Energy Consumption (kWh)
Gasoline	743,267.31	2,036.35	0.00	0.00
Diesel	236,761.52	648.66	0.00	0.00
Natural Gas	7,956.39	21.80	0.00	0.00
Plug-in Hybrid	3,218.42	8.82	0.00	0.00
Electricity	0.00	0.00	29,701,959.41	81,375.23
TOTAL	991,203.64	2,715.63	29,701,959.41	81,375.23

Source: EMFAC2021 (v1.0.1) Emissions Inventory

ANALYSIS OF PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in significant adverse impacts on the environment. According to Appendix F of the State CEQA Guidelines, prospective energy implications of a project shall be considered in an MND, to the extent appropriate and applicable to the project, in order to guarantee that energy implications are considered in project choices. Appendix F does not provide specific thresholds for energy use but instead highlights the wise and efficient use of energy through the following actions which provide the means of achieving the goal of energy conservation.

- decreasing overall per capita energy consumption
- decreasing reliance on fossil fuels such as coal, natural gas and oil, and
- increasing reliance on renewable energy sources

In compliance with Appendix G and Appendix F of the CEQA Guidelines, energy impacts resulting from the Project are considered significant if the Project would:

- a) result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- b) conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

Short-Term (Construction)

Short-term impacts are mainly related to the construction phase of a project and are recognized to be short in duration. Energy impacts from construction are generally attributable to the manufacture and transportation of building materials, preparation of the site for grading activities, utility installation, paving, and building construction and architectural coating. It should be noted that the Project is subject to California Code of Regulations (CCR), Title 24 building standards. The Title 24 California Building Standards Code is a wide-ranging set of requirements for energy conservation and green design that apply to the structural, mechanical, electrical, and plumbing systems in a building.

The operation of off-road equipment, trucks, and worker traffic would be the primary source of energy consumption during the construction of the Project. Energy consumption generated during the construction phase was estimated using CalEEMod defaults for construction equipment since the specific mix of construction equipment is not presently known. It should be noted that energy usage from construction of the Project would be temporary in nature and would cease upon completion of the Project. Table 2 provides a list of the construction equipment used in development of the Project site per CalEEMod defaults. Table 3 shows the anticipated worker and vendor trips associated with development of the Project.

The estimated consumption of diesel fuel, considering the construction schedule and hours of use determined by CalEEMod, is 16,642 gallons of diesel for the development/construction of the Project as shown in Table 4.

Vehicle Miles Traveled (VMT) estimates during the construction of the Project were also determined by data points in the CalEEMod program. Worker, vendor, and haul trips would result in 75,424 VMT for the duration of construction activities. As noted in Table 4, construction trips would account for approximately 4,925 gallons of motor vehicle fuel.

Long-Term (Operations)

As noted previously, the Project includes the development of several commercial/retail pads in the City of Lake Elsinore. The Project's operation will include typical equipment consistent with commercial/retail development such as trash compactors and HVAC units. Table 5 provides an estimate of energy use for the proposed Project. Estimated electricity, natural gas, and motor vehicle gasoline consumption were derived from estimates included in the CalEEMod program. As shown below, the Project would consume approximately 1,933,643 kWh of electricity, 2,601,705 kBtu of natural gas, and 660,835 gallons of gasoline per year. As shown in Table 5, Project electricity, natural gas, and vehicle gasoline consumption equates to roughly 0.0007%, 0.0001%, and 0.0037%, respectively, of statewide consumption.

Table 2
Project Construction Equipment

PHASE NAME	OFFROAD EQUIPMENT TYPE	AMOUNT	DAYS	USAGE HOURS	HORSE POWER	LOAD FACTOR
Demolition	Concrete/Industrial Saws	1	20.00	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	20.00	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	20.00	8.00	97	0.37
Site Preparation	Graders	1	2.00	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	2.00	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	2.00	8.00	97	0.37
Grading	Graders	1	4.00	8.00	187	0.41
Grading	Rubber Tired Dozers	1	4.00	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	4.00	7.00	97	0.37
Building Construction	Cranes	1	200.00	6.00	231	0.29
Building Construction	Forklifts	1	200.00	6.00	89	0.20
Building Construction	Generator Sets	1	200.00	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	200.00	6.00	97	0.37
Building Construction	Welders	3	200.00	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	10.00	6.00	9	0.56
Paving	Pavers	1	10.00	6.00	130	0.42
Paving	Paving Equipment	1	10.00	8.00	132	0.36
Paving	Rollers	1	10.00	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	10.00	8.00	97	0.37
Architectural Coating	Air Compressors	1	10.00	6.00	78	0.48

Source: CalEEMod 2020.4.0

Table 3
Project Construction Trips

PHASE NAME	OFFROAD EQUIPMENT COUNT	WORKER TRIP NUMBER	VENDOR TRIP NUMBER	HAULING TRIP NUMBER	WORKER TRIP LENGTH	VENDOR TRIP LENGTH	HAULING TRIP LENGTH	WORKER VEHICLE CLASS	VENDOR VEHICLE CLASS	HAULING VEHICLE CLASS
Demolition	5	13	0.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8	0.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10	0.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	19	9.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13	0.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4	0.00	0	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Source: CalEEMod 2020.4.0

Table 4
Project Construction Energy Consumption

ACTIVITY	VARIABLE	CONSUMPTION RATE	TOTAL CONSUMPTION
Construction Equipment - Diesel	Equipment Use - hp-hr	0.05 gallons / hp-hr	16,642 gallons (diesel)
	Hours of Use	145 hours	
Construction Worker	VMT	VMT = 63,004 mpg = 19.36	3,255 gallons (gasoline)
Construction Vendor	VMT	VMT = 12,420 mpg = 7.44	1,670 gallons (diesel)

Source: CalEEMod 2020.4.0 / EMFAC2021

Notes:

hp-hr = horsepower hour

VMT = Vehicle Miles Traveled

mpg = miles per gallon

Table 5
Project Operational Energy Consumption

LAND USE	ELECTRICITY USE (kWh/year)	NATURAL GAS (kBtu/year)	VEHICLE GASOLINE (gallons/year)
4,116 sq. ft. Car Wash	40,870	133,200	53,675
4,088 sq. ft. Convenience Store / Gasoline Service Station	49,653	8,998	78,709
3,000 sq. ft. Quick Serve Restaurant w/ Drive-Through Window	138,480	817,980	80,221
3,000 sq. ft. Quick Serve Restaurant w/ Drive-Through Window	138,480	817,980	23,264
43,050 sq. ft. Grocery Store	1,566,160	823,547	368,010
PROJECT TOTAL	1,933,643	2,601,705	660,835
STATE CONSUMPTION (2019)¹	279,510,000,000	2,217,200,000,000	18,086,109,398
PROJECT PERCENTAGE OF STATEWIDE CONSUMPTION	0.0007%	0.0001%	0.0037%

Source: CalEEMod 2020.4.0 / EMFAC2021

Notes:

kWh = Kilowatt hours

Btu = British thermal units

1 - State Electricity Use (CEC) / State Natural Gas Use (US EIA) / State Gasoline Use (EMFAC2021)

As noted above, the Project is subject to CCR, Title 24 building standards. Compliance with Title 24 of the CCR would improve energy efficiency and consumption. As a result, construction of the Project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

Operation of the Project would include the use of electricity and natural Gas for heating and cooling, lighting, appliances, and water heating. As discussed above, the Title 24 California Building Standards Code is a wide-ranging set of requirements for energy conservation and green design that apply to the structural, mechanical, electrical, and plumbing systems in a building. As a result, the electricity and natural gas use will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

The Energy Policy and Conservation Act of 1975 sought to ensure that all vehicles sold in the U.S. would meet certain fuel economy goals. Through this Act, Congress established the first fuel economy standards for on-road motor vehicles in the U.S. Pursuant to the Act, the National Highway Traffic and Safety Administration, which is part of the USDOT, is responsible for establishing additional vehicle standards and for revising existing standards. Since 1990, the fuel economy standard for new passenger cars has been 27.5 mpg. Since 1996, the fuel economy standard for new light trucks (gross vehicle weight of 8,500 pounds or less) has been 20.7 mpg. The Energy Independence and Security Act of 2007 seeks to achieve energy security in the United States by increasing renewable fuel production, improving energy efficiency and performance, protecting consumers, improving vehicle fuel economy, and promoting research on greenhouse gas capture and storage. The average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has gradually increased from about 14.9 mpg in 1980 to 22.3 mpg in 2017 based on data provided by the U.S. Department of Transportation, National Highway Traffic Safety Administration, Fleet Fuel Economy Performance Report, available at https://one.nhtsa.gov/cafe_pic/CAFE_PIC_fleet_LIVE.html.

The Project will result in an annual VMT increase of 12,793,766 considering CalEEMod calculations, which results in 660,835 gallons of gasoline per year as noted in Table 5 (assuming 19.36 mpg). However, new vehicles accessing the Project site would be in compliance with the federal fuel economy standards described above. As a result, fuel efficiency from vehicles accessing the site would increase over the life of the Project. Therefore, energy impacts related to fuel consumption during Project operations would be less than significant.

Based on the assessment above, the Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. No increases in inefficiencies or unnecessary energy consumption are expected to occur as a direct or indirect consequence of the Project. Therefore, any impacts would be less than significant.

Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

As discussed above, the Project is subject to CCR, Title 24 building standards. Compliance with Title 24 of the CCR would improve energy efficiency and consumption. In addition, the Project will acquire electricity through the local utility (Southern California Edison) which is subject to the guidelines provided in California Senate Bill 100 (SB 100). SB 100 expedited and expanded the Renewable Portfolio Standard (RPS) program (SB 1078), which obliged utilities to grow renewable generation by at least one percent of sales every year, with a 20 percent target by 2017. SB 100 mandates that a 50% RPS be achieved by December 31, 2026, and a 60% RPS by December 31, 2030. SB 100 also established a new statewide policy target of supplying 100 percent of electricity retail sales and 100 percent of power procured to serve all state agencies by December 31, 2045, using qualifying renewable energy and zero-carbon resources.

As required by California law, city and county General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. The Southern California Association of Governments (SCAG) uses the growth projections and land use information in adopted general plans to estimate future average daily trips and then VMT, which are then provided to the South Coast AQMD to estimate future emissions in the Air Quality Plan (AQPs). Existing and future pollutant emissions and energy consumption computed in the AQP are based on land uses from area general plans. AQPs detail the control measures and emission reductions required for reaching attainment of the air standards.

The applicable General Plan for the project is the City of Lake Elsinore General Plan, which was adopted in December 2011. The Project is consistent with the General Plan Land Use designated for the Project site. Therefore, the Project would be consistent with the population growth and VMT applied in the plan and the growth assumptions used in the applicable AQPs. The Project is also consistent with the City of Lake Elsinore CAP which includes energy-related reduction measures designed to reduce energy-related emissions. The Project does not conflict with or obstruct City of Lake Elsinore General Plan Policy 14.1 or CAP Measures T-1.2 Pedestrian Infrastructure and T-1.3 Street and Sidewalk Maintenance and Improvements.

CARB's 2017 Climate Change Scoping Plan builds on the efforts and plans encompassed in the initial Scoping Plan. The current plan has identified new policies and actions to accomplish the State's 2030 GHG limit. Below is a list of applicable strategies in the Scoping Plan and the Project's consistency with those strategies.

- California Light-Duty Vehicle GHG Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs for long-term climate change goals.
 - The Project is consistent with this reduction measure. This measure cannot be implemented by a particular project or lead agency since it is a statewide measure. When this measure is

implemented, standards would be applicable to light-duty vehicles that would access the commercial/retail development. The Project would not conflict or obstruct this reduction measure.

- Energy Efficiency – Pursuit of comparable investment in energy efficiency from all retail providers of electricity in California. Maximize energy efficiency building and appliance standards.
 - The Project is consistent with this reduction measure. Though this measure applies to the State to increase its energy standards, the Project would comply with this measure through existing regulation. The Project would not conflict or obstruct this reduction measure.
- Low Carbon Fuel – Development and adoption of the low carbon fuel standard.
 - The Project is consistent with this reduction measure. This measure cannot be implemented by a particular project or lead agency since it is a statewide measure. When this measure is implemented, standards would be applicable to the fuel used by vehicles that would access the commercial/retail development. The Project would not conflict or obstruct this reduction measure.

The Project would be consistent with applicable plans related to renewable energy and energy efficiency as noted above which facilitates the decrease in overall per capita energy consumption and reliance on fossil fuels such as coal, natural gas and oil, and increases reliance on renewable energy sources. As a result, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

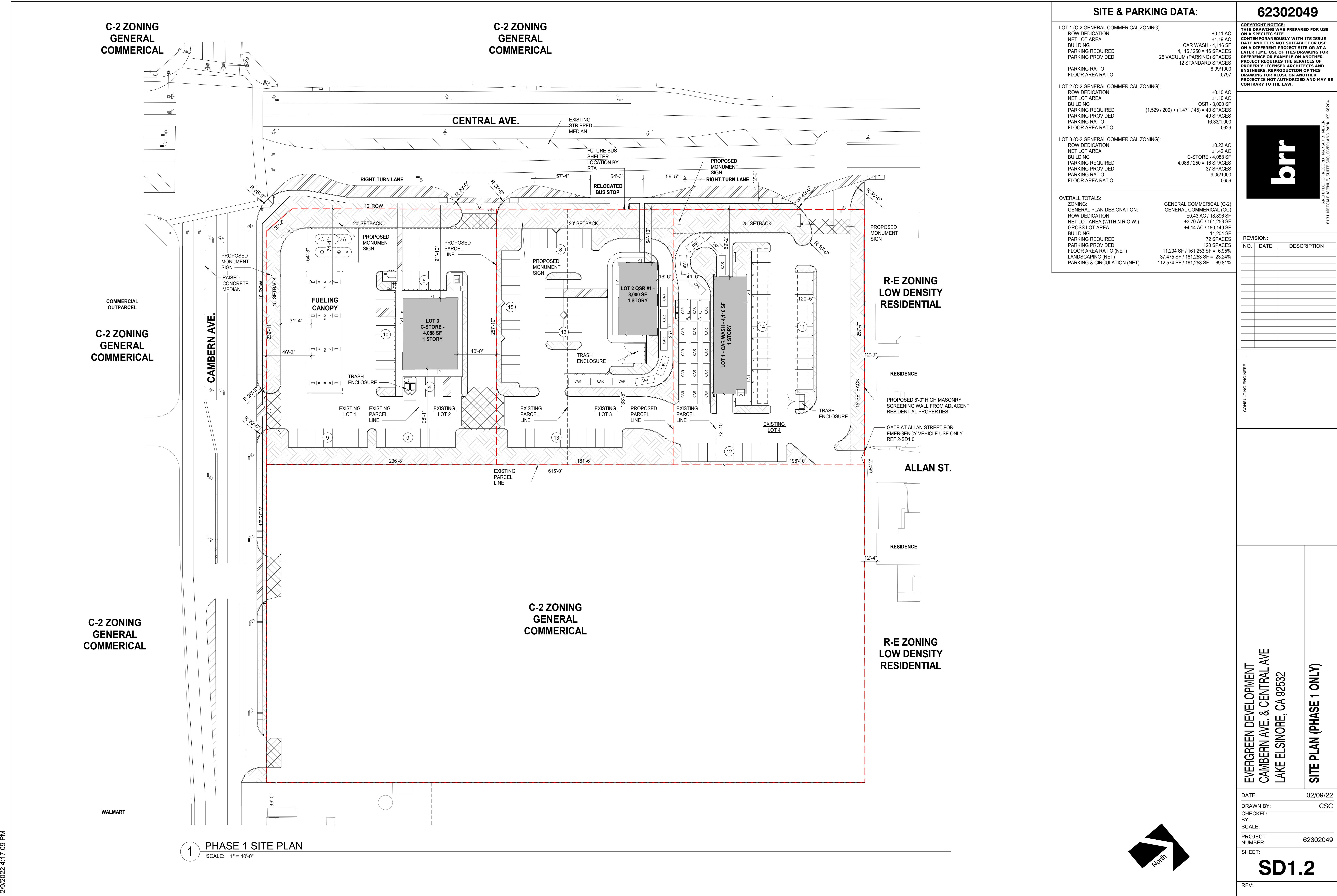
Should you have any further questions or comments, please contact me by phone at (559) 246-4204 or by email at jellard@jkconsultinggroupllc.com.

Sincerely,



Jason Ellard
Principal
JK Consulting Group

Attachment



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DRAWING OR ANY PORTION THEREOF
WITHOUT THE WRITTEN AUTHORITY
OF THE OWNER OF THE PROJECT IS NOT AUTHORIZED AND MAY BE
CONTRARY TO THE LAW.

brr

ARCHITECTURE OF RECORD: MARIAH B. NEFER,
8131 METCALF AVENUE, SUITE 300, OVERLAND PARK, KS 66204

REVISION:	NO.	DATE	DESCRIPTION

CONSULTING ENGINEER

EVERGREEN DEVELOPMENT
CAMBERN AVE. & CENTRAL AVE
LAKE EL SINORE, CA 92532

PAD PHASING PLAN

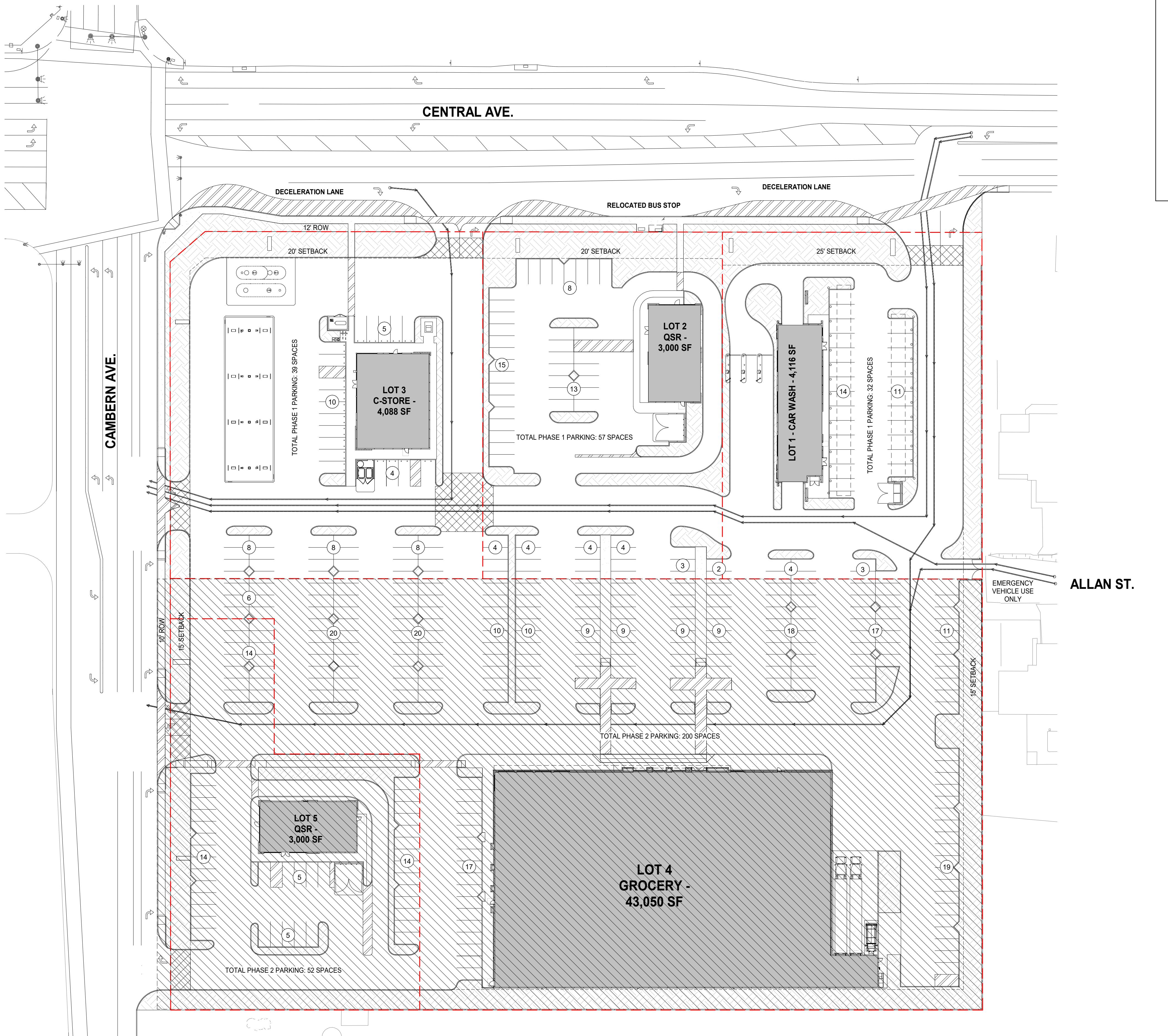
DATE: 02/09/22
DRAWN BY: CSC
CHECKED BY:
SCALE:
PROJECT NUMBER: 62302049
SHEET: SD1.1
REV:

PHASING LEGEND

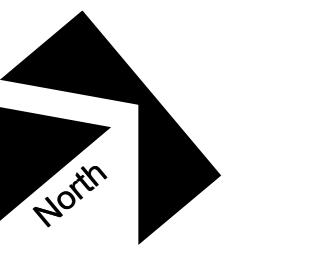
PHASE 1 SITE DEVELOPMENT

PROPOSED BUILDINGS

PHASE 2 SITE DEVELOPMENT

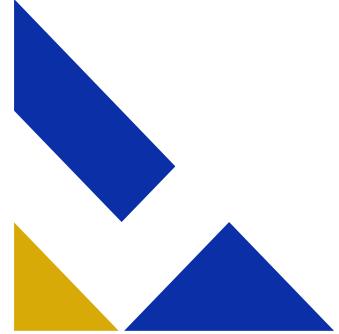
POTENTIAL EMERGENCY
VEHICLE & CONSTRUCTION
ROUTES THRU SITE

1 PHASING PLAN
SCALE: 1" = 40'-0"



SD1.1

CALEEMOD WORKSHEETS



Evergreen Development - South Coast Air Basin, Annual

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

Evergreen Development
South Coast Air Basin, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Fast Food Restaurant with Drive Thru	3.00	1000sqft	0.07	3,000.00	0
Fast Food Restaurant with Drive Thru	3.00	1000sqft	0.07	3,000.00	0
Automobile Care Center	4.12	1000sqft	0.09	4,120.00	0
Convenience Market with Gas Pumps	4.09	1000sqft	0.09	4,090.00	0
Supermarket	43.05	1000sqft	0.99	43,050.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Automobile Care Center used as surrogate for Car Wash - Trip Rates adjusted accordingly

Vehicle Trips - Automobile Care Center used as surrogate for Car Wash - Trip Rates adjusted accordingly per ITE Land Use Code 948. Land Use Code 948 does not include Daily Trip Rates. Daily Trip Rates were assumed to be ten times peak hour trips.

Water And Wastewater - Bank (with Drive-Through) used as surrogate for Car Wash.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	23.72	304.00
tblVehicleTrips	SU_TR	11.88	304.00

Evergreen Development - South Coast Air Basin, Annual

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

tblVehicleTrips	WD_TR	23.72	142.00
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2.0 Emissions Summary

Evergreen Development - South Coast Air Basin, Annual

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						
2021	0.0429	0.3833	0.3023	5.5000e-004	0.0246	0.0193	0.0438	0.0110	0.0181	0.0291	0.0000	47.1153	47.1153	0.0101	3.1000e-004	47.4612	
2022	0.4274	1.2242	1.2885	2.4200e-003	0.0251	0.0563	0.0813	6.7800e-003	0.0543	0.0610	0.0000	203.8357	203.8357	0.0317	2.6600e-003	205.4231	
Maximum	0.4274	1.2242	1.2885	2.4200e-003	0.0251	0.0563	0.0813	0.0110	0.0543	0.0610	0.0000	203.8357	203.8357	0.0317	2.6600e-003	205.4231	

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						
2021	0.0429	0.3833	0.3023	5.5000e-004	0.0246	0.0193	0.0438	0.0110	0.0181	0.0291	0.0000	47.1152	47.1152	0.0101	3.1000e-004	47.4611	
2022	0.4274	1.2242	1.2885	2.4200e-003	0.0251	0.0563	0.0813	6.7800e-003	0.0543	0.0610	0.0000	203.8354	203.8354	0.0317	2.6600e-003	205.4229	
Maximum	0.4274	1.2242	1.2885	2.4200e-003	0.0251	0.0563	0.0813	0.0110	0.0543	0.0610	0.0000	203.8354	203.8354	0.0317	2.6600e-003	205.4229	

Evergreen Development - South Coast Air Basin, Annual

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	11-2-2021	2-1-2022	0.5853	0.5853
2	2-2-2022	5-1-2022	0.4679	0.4679
3	5-2-2022	8-1-2022	0.4831	0.4831
4	8-2-2022	9-30-2022	0.3221	0.3221
		Highest	0.5853	0.5853

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	0.2335	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4200e-003	1.4200e-003	0.0000	0.0000	1.5100e-003
Energy	0.0140	0.1275	0.1071	7.7000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	481.7596	481.7596	0.0316	6.0500e-003	484.3538
Mobile	3.9382	3.4289	28.5253	0.0483	4.8156	0.0395	4.8551	1.2851	0.0367	1.3217	0.0000	4,469.5597	4,469.5597	0.4412	0.2685	4,560.5963
Waste						0.0000	0.0000		0.0000	0.0000	69.0048	0.0000	69.0048	4.0781	0.0000	170.9563
Water						0.0000	0.0000		0.0000	0.0000	2.4804	19.4409	21.9213	0.2564	6.2100e-003	30.1834
Total	4.1857	3.5564	28.6331	0.0491	4.8156	0.0492	4.8648	1.2851	0.0464	1.3314	71.4852	4,970.7617	5,042.2468	4.8073	0.2807	5,246.0912

Evergreen Development - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	0.2335	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4200e-003	1.4200e-003	0.0000	0.0000	1.5100e-003	
Energy	0.0140	0.1275	0.1071	7.7000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	481.7596	481.7596	0.0316	6.0500e-003	484.3538	
Mobile	3.9382	3.4289	28.5253	0.0483	4.8156	0.0395	4.8551	1.2851	0.0367	1.3217	0.0000	4,469.5597	4,469.5597	0.4412	0.2685	4,560.5963	
Waste						0.0000	0.0000		0.0000	0.0000	69.0048	0.0000	69.0048	4.0781	0.0000	170.9563	
Water						0.0000	0.0000		0.0000	0.0000	2.4804	19.4409	21.9213	0.2564	6.2100e-003	30.1834	
Total	4.1857	3.5564	28.6331	0.0491	4.8156	0.0492	4.8648	1.2851	0.0464	1.3314	71.4852	4,970.7617	5,042.2468	4.8073	0.2807	5,246.0912	

	ROG	NOx	CO	SO2	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	11/2/2021	11/29/2021	5	20	
2	Site Preparation	Site Preparation	11/30/2021	12/1/2021	5	2	
3	Grading	Grading	12/2/2021	12/7/2021	5	4	

Evergreen Development - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	7.0000e-005	6.0000e-005	7.7000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1831	0.1831	1.0000e-005	1.0000e-005	0.1848	
Total	7.0000e-005	6.0000e-005	7.7000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1831	0.1831	1.0000e-005	1.0000e-005	0.1848	

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road	0.0163	0.1227	0.1161	2.0000e-004		6.1600e-003	6.1600e-003		5.9500e-003	5.9500e-003	0.0000	16.3393	16.3393	2.9200e-003	0.0000	16.4122	
Total	0.0163	0.1227	0.1161	2.0000e-004		6.1600e-003	6.1600e-003		5.9500e-003	5.9500e-003	0.0000	16.3393	16.3393	2.9200e-003	0.0000	16.4122	

Evergreen Development - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	2.1000e-004	4.7700e-003	1.4900e-003	2.0000e-005	5.1000e-004	7.0000e-005	5.8000e-004	1.5000e-004	7.0000e-005	2.2000e-004	0.0000	1.5601	1.5601	6.0000e-005	2.3000e-004	1.6291	
Worker	6.2000e-004	5.3000e-004	6.6100e-003	2.0000e-005	1.8800e-003	1.0000e-005	1.8900e-003	5.0000e-004	1.0000e-005	5.1000e-004	0.0000	1.5655	1.5655	5.0000e-005	4.0000e-005	1.5799	
Total	8.3000e-004	5.3000e-003	8.1000e-003	4.0000e-005	2.3900e-003	8.0000e-005	2.4700e-003	6.5000e-004	8.0000e-005	7.3000e-004	0.0000	3.1256	3.1256	1.1000e-004	2.7000e-004	3.2090	

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	0.0163	0.1227	0.1161	2.0000e-004		6.1600e-003	6.1600e-003		5.9500e-003	5.9500e-003	0.0000	16.3393	16.3393	2.9200e-003	0.0000	16.4122
Total	0.0163	0.1227	0.1161	2.0000e-004		6.1600e-003	6.1600e-003		5.9500e-003	5.9500e-003	0.0000	16.3393	16.3393	2.9200e-003	0.0000	16.4122

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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 - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	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	7.0000e-005	5.0000e-005	7.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1774	0.1774	0.0000	0.0000	0.1790	
Total	7.0000e-005	5.0000e-005	7.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1774	0.1774	0.0000	0.0000	0.1790	

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

Evergreen Development - South Coast Air Basin, Annual

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Convenience Market with Gas Pumps	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Fast Food Restaurant with Drive Thru	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Supermarket	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774

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	342.9228	342.9228	0.0289	3.5100e-003	344.6919	
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	342.9228	342.9228	0.0289	3.5100e-003	344.6919	
NaturalGas Mitigated	0.0140	0.1275	0.1071	7.7000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	138.8368	138.8368	2.6600e-003	2.5500e-003	139.6619	
NaturalGas Unmitigated	0.0140	0.1275	0.1071	7.7000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	138.8368	138.8368	2.6600e-003	2.5500e-003	139.6619	

Evergreen Development - South Coast Air Basin, Annual

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****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	133200	7.2000e-004	6.5300e-003	5.4800e-003	4.0000e-005		5.0000e-004	5.0000e-004		5.0000e-004	5.0000e-004	0.0000	7.1080	7.1080	1.4000e-004	1.3000e-004	7.1503
Convenience Market with Gas Pumps	8998	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4802	0.4802	1.0000e-005	1.0000e-005	0.4830
Fast Food Restaurant with Drive Thru	817980	8.8200e-003	0.0802	0.0674	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.3011	87.3011	1.6700e-003	1.6000e-003	87.8198
Supermarket	823547	4.4400e-003	0.0404	0.0339	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003	0.0000	43.9476	43.9476	8.4000e-004	8.1000e-004	44.2087
Total		0.0140	0.1275	0.1071	7.6000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	138.8369	138.8369	2.6600e-003	2.5500e-003	139.6619

Evergreen Development - South Coast Air Basin, Annual

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	tons/yr										MT/yr					
Automobile Care Center	133200	7.2000e-004	6.5300e-003	5.4800e-003	4.0000e-005		5.0000e-004	5.0000e-004		5.0000e-004	5.0000e-004	0.0000	7.1080	7.1080	1.4000e-004	1.3000e-004	7.1503
Convenience Market with Gas Pumps	8998	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4802	0.4802	1.0000e-005	1.0000e-005	0.4830
Fast Food Restaurant with Drive Thru	817980	8.8200e-003	0.0802	0.0674	4.8000e-004		6.0900e-003	6.0900e-003		6.0900e-003	6.0900e-003	0.0000	87.3011	87.3011	1.6700e-003	1.6000e-003	87.8198
Supermarket	823547	4.4400e-003	0.0404	0.0339	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003	0.0000	43.9476	43.9476	8.4000e-004	8.1000e-004	44.2087
Total		0.0140	0.1275	0.1071	7.6000e-004		9.6900e-003	9.6900e-003		9.6900e-003	9.6900e-003	0.0000	138.8369	138.8369	2.6600e-003	2.5500e-003	139.6619

Evergreen Development - South Coast Air Basin, Annual

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			
Automobile Care Center	40870.4	7.2482	6.1000e-004	7.0000e-005	7.2856
Convenience Market with Gas Pumps	49652.6	8.8057	7.4000e-004	9.0000e-005	8.8511
Fast Food Restaurant with Drive Thru	138480	49.1176	4.1500e-003	5.0000e-004	49.3710
Supermarket	1.56616e+006	277.7513	0.0234	2.8400e-003	279.1842
Total		342.9228	0.0289	3.5000e-003	344.6919

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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			
Automobile Care Center	40870.4	7.2482	6.1000e-004	7.0000e-005	7.2856
Convenience Market with Gas Pumps	49652.6	8.8057	7.4000e-004	9.0000e-005	8.8511
Fast Food Restaurant with Drive Thru	138480	49.1176	4.1500e-003	5.0000e-004	49.3710
Supermarket	1.56616e+006	277.7513	0.0234	2.8400e-003	279.1842
Total		342.9228	0.0289	3.5000e-003	344.6919

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**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	0.0265					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2069					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4200e-003	1.4200e-003	0.0000	0.0000	1.5100e-003	
Total	0.2335	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4200e-003	1.4200e-003	0.0000	0.0000	1.5100e-003	

7.0 Water Detail**7.1 Mitigation Measures Water**

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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	21.9213	0.2564	6.2100e-003	30.1834
Unmitigated	21.9213	0.2564	6.2100e-003	30.1834

7.2 Water by Land Use**Unmitigated**

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.387614 / 0.23757	1.4861	0.0128	3.1000e-004	1.8978
Convenience Market with Gas Pumps	0.302957 / 0.185683	1.1616	9.9600e-003	2.4000e-004	1.4833
Fast Food Restaurant with Drive Thru	1.8212 / 0.116247	5.0124	0.0597	1.4500e-003	6.9364
Supermarket	5.3067 / 0.164125	14.2613	0.1740	4.2100e-003	19.8658
Total		21.9213	0.2564	6.2100e-003	30.1834

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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/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.387614 / 0.23757	1.4861	0.0128	3.1000e-004	1.8978
Convenience Market with Gas Pumps	0.302957 / 0.185683	1.1616	9.9600e-003	2.4000e-004	1.4833
Fast Food Restaurant with Drive Thru	1.8212 / 0.116247	5.0124	0.0597	1.4500e-003	6.9364
Supermarket	5.3067 / 0.164125	14.2613	0.1740	4.2100e-003	19.8658
Total		21.9213	0.2564	6.2100e-003	30.1834

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	69.0048	4.0781	0.0000	170.9563
Unmitigated	69.0048	4.0781	0.0000	170.9563

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use tons MT/yr					
Automobile Care Center	15.74	3.1951	0.1888	0.0000	7.9157
Convenience Market with Gas Pumps	12.29	2.4948	0.1474	0.0000	6.1807
Fast Food Restaurant with Drive Thru	69.11	14.0287	0.8291	0.0000	34.7555
Supermarket	242.8	49.2862	2.9127	0.0000	122.1045
Total		69.0048	4.0781	0.0000	170.9563

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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			
Automobile Care Center	15.74	3.1951	0.1888	0.0000	7.9157
Convenience Market with Gas Pumps	12.29	2.4948	0.1474	0.0000	6.1807
Fast Food Restaurant with Drive Thru	69.11	14.0287	0.8291	0.0000	34.7555
Supermarket	242.8	49.2862	2.9127	0.0000	122.1045
Total		69.0048	4.0781	0.0000	170.9563

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

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

Equipment Type	Number
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11.0 Vegetation

EMFAC2021 WORKSHEETS

