

August 9, 2021

Mr. Mike Masterson  
JRT BP 1 LLC  
1800 Century Park E. Suite 600  
Los Angeles, CA 90067

**SUBJECT: BEAUMONT POINTE AIR QUALITY & GREENHOUSE GAS OPERATIONAL EMISSIONS  
MEMORANDUM**

Dear Mr. Mike Masterson:

Urban Crossroads, Inc. is pleased to provide the following Air Quality & Greenhouse Gas Operational Emissions Memorandum (referred to as **Memo**) for Beaumont Pointe development which is located in the City of Beaumont.

## **PROPOSED PROJECT**

It is our understanding that the project is to consist of the following 4 alternatives:

- **Existing General Plan** – considers development of the site with land uses that are consistent with the existing City of Beaumont General Plan land use designation.
- **Reduced Development Area and Intensity Alternative** – up to 123,000 sf of commercial development, a 125-room hotel, and 4 million square feet of industrial development
- **Reduced Intensity Alternative** - 4,495,500 square feet of industrial development, 221,400 sf of commercial development, and a 125-room hotel
- **Truck Storage Yard** – up to 246,000 sf of commercial development, a 125-room hotel, and 4.0 MM sf of industrial development.

## **CONSTRUCTION EMISSIONS**

Given the area of the proposed Project, construction of any of the alternative scenarios would result in similar significant and unavoidable impacts to those identified in the *Beaumont Pointe Air Quality Impact Analysis (2021 AQIA)* and the *Beaumont Pointe Greenhouse Gas Analysis (2021 GHGA)*.

The Existing General Plan alternative scenario, approximately 10,000,000 cubic yards of cut and fill would be required during grading activities. As identified in the 2021 AQIA, the Project would require a total of up to 12,347,160 cubic yards of cut and 12,374,261 cubic yards of fill. As such, Existing General Plan grading-related emissions would be less than what was previously analyzed in the 2021 AQIA.

## OPERATIONAL EMISSIONS

### EXISTING GENERAL PLAN EMISSIONS SUMMARY

**TABLE 3: EXISTING GENERAL PLAN OPERATIONAL EMISSIONS SUMMARY**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
Area Source	19.38	6.72	34.29	0.04	0.69	0.69
Energy Source	0.32	2.74	1.16	0.02	0.22	0.22
Mobile Source	10.08	12.43	98.55	0.24	26.54	7.20
<b>Total Maximum Daily Emissions</b>	<b>29.78</b>	<b>21.88</b>	<b>134.00</b>	<b>0.29</b>	<b>27.45</b>	<b>8.11</b>
Winter						
Area Source	19.38	6.72	34.29	0.04	0.69	0.69
Energy Source	0.32	2.74	1.16	0.02	0.22	0.22
Mobile Source	8.56	13.21	87.45	0.22	26.54	7.20
<b>Total Maximum Daily Emissions</b>	<b>28.26</b>	<b>22.66</b>	<b>122.90</b>	<b>0.28</b>	<b>27.45</b>	<b>8.11</b>

**TABLE 4: EXISTING GENERAL PLAN EMISSIONS SUMMARY**

Emission Source	Total CO <sub>2</sub> e
Area Source	99.13
Energy Source	864.01
Mobile Source	3,842.04
Waste	225.78
Water Usage	100.06
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>5,131.02</b>

**REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE EMISSIONS SUMMARY**

**TABLE 5: REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE OPERATIONAL EMISSIONS SUMMARY**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
Area Source	101.18	0.01	0.87	6.00E-05	3.08E-03	3.08E-03
Energy Source	1.41	12.78	10.73	0.20	0.97	0.97
Mobile Source	52.88	302.73	519.31	2.58	187.20	53.38
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
<b>Total Maximum Daily Emissions</b>	<b>156.97</b>	<b>327.60</b>	<b>542.13</b>	<b>2.83</b>	<b>188.64</b>	<b>54.78</b>
Winter						
Area Source	101.18	0.01	0.87	6.00E-05	3.08E-03	3.08E-03
Energy Source	1.41	12.78	10.73	0.20	0.97	0.97
Mobile Source	45.35	319.95	468.27	2.50	187.20	53.39
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
<b>Total Maximum Daily Emissions</b>	<b>149.44</b>	<b>344.82</b>	<b>491.09</b>	<b>2.75</b>	<b>188.64</b>	<b>54.79</b>

**TABLE 6: REDUCED DEVELOPMENT AND INTENSITY ALTERNATIVE EMISSIONS SUMMARY**

Emission Source	Total CO <sub>2</sub> e
Area Source	0.23
Energy Source	4,594.65
Mobile Source	39,912.53
Transportation Refrigeration Units	0.00
On-Site Equipment Source	768.82
Waste	2,578.54
Water Usage	152.81
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>48,007.58</b>

**REDUCED INTENSITY (10% REDUCTION) EMISSIONS SUMMARY**

**TABLE 7: REDUCED INTENSITY (10% REDUCTION) OPERATIONAL EMISSIONS SUMMARY**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
Area Source	111.16	0.01	0.97	7.00E-05	3.46E-03	3.46E-03
Energy Source	1.44	13.09	10.99	0.08	0.99	0.99
Mobile Source	57.96	331.42	568.72	2.82	204.16	58.21
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.71	13.70	12.71	0.05	0.52	0.48
<b>Total Maximum Daily Emissions</b>	<b>172.27</b>	<b>358.22</b>	<b>593.39</b>	<b>2.95</b>	<b>205.69</b>	<b>59.69</b>
Winter						
Area Source	111.16	0.01	0.97	7.00E-05	3.46E-03	3.46E-03
Energy Source	1.44	13.09	10.99	0.08	0.99	0.99
Mobile Source	49.69	350.29	512.84	2.73	204.17	58.22
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.71	13.70	12.71	0.05	0.52	0.48
<b>Total Maximum Daily Emissions</b>	<b>164.00</b>	<b>377.09</b>	<b>537.51</b>	<b>2.87</b>	<b>205.69</b>	<b>59.70</b>

**TABLE 8: REDUCED INTENSITY (10% REDUCTION) EMISSIONS SUMMARY**

Emission Source	Total CO <sub>2</sub> e
Area Source	0.25
Energy Source	4,777.22
Mobile Source	43,168.07
Transportation Refrigeration Units	0.00
On-Site Equipment Source	871.32
Waste	2,586.41
Water Usage	152.81
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>51,556.08</b>

**TRUCK STORAGE YARD ALTERNATIVE EMISSIONS SUMMARY**

**TABLE 9: TRUCK STORAGE YARD ALTERNATIVE OPERATIONAL EMISSIONS SUMMARY**

Source	Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer						
Area Source	102.21	0.01	0.87	6.00E-05	3.10E-03	3.10E-03
Energy Source	1.51	13.68	11.50	0.08	1.04	1.04
Mobile Source	57.25	307.08	553.46	2.65	195.47	55.62
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
<b>Total Maximum Daily Emissions</b>	<b>162.47</b>	<b>332.85</b>	<b>577.04</b>	<b>2.78</b>	<b>196.97</b>	<b>57.09</b>
Winter						
Area Source	102.21	0.01	0.87	6.00E-05	3.10E-03	3.10E-03
Energy Source	1.51	13.68	11.50	0.08	1.04	1.04
Mobile Source	48.94	324.57	499.39	2.57	195.47	55.63
Transportation Refrigeration Units	0.00	0.00	0.00	0.00	0.00	0.00
On-Site Equipment Source	1.51	12.08	11.21	0.05	0.46	0.43
<b>Total Maximum Daily Emissions</b>	<b>154.16</b>	<b>350.34</b>	<b>522.97</b>	<b>2.70</b>	<b>196.98</b>	<b>57.10</b>

**TABLE 10: TRUCK STORAGE YARD ALTERNATIVE EMISSIONS SUMMARY**

Emission Source	Total CO <sub>2</sub> e
Area Source	0.23
Energy Source	4,856.01
Mobile Source	40,201.40
Transportation Refrigeration Units	0.00
On-Site Equipment Source	768.82
Waste	2,676.02
Water Usage	152.81
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>48,655.28</b>

## CALEEMOD OUTPUTS

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Existing General Plan Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	152.05	Acre	152.05	6,623,298.00	0
Single Family Housing	383.00	Dwelling Unit	124.35	689,400.00	1095

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	NumberGas	325.55	383.00

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

tblFireplaces	NumberNoFireplace	38.30	0.00
tblFireplaces	NumberWood	19.15	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	WD_TR	9.44	9.44
tblWoodstoves	NumberCatalytic	19.15	0.00
tblWoodstoves	NumberNoncatalytic	19.15	0.00

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3550	0.1249	3.9817	7.2000e-004		0.0283	0.0283		0.0283	0.0283	0.0000	98.4281	98.4281	7.9500e-003	1.6900e-003	99.1294
Energy	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	979.5123	979.5123	0.0457	0.0148	985.0497
Mobile	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422
Waste						0.0000	0.0000		0.0000	0.0000	91.1328	0.0000	91.1328	5.3858	0.0000	225.7776
Water						0.0000	0.0000		0.0000	0.0000	7.9168	65.7505	73.6672	0.8188	0.0199	100.0612
<b>Total</b>	<b>4.9567</b>	<b>2.9843</b>	<b>20.2573</b>	<b>0.0434</b>	<b>4.6152</b>	<b>0.0997</b>	<b>4.7149</b>	<b>1.2326</b>	<b>0.0977</b>	<b>1.3304</b>	<b>99.0495</b>	<b>4,928.0330</b>	<b>5,027.0825</b>	<b>6.4409</b>	<b>0.2146</b>	<b>5,252.0601</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

**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	3.3550	0.1249	3.9817	7.2000e-004		0.0283	0.0283		0.0283	0.0283	0.0000	98.4281	98.4281	7.9500e-003	1.6900e-003	99.1294
Energy	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	859.1001	859.1001	0.0353	0.0135	864.0069
Mobile	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422
Waste						0.0000	0.0000		0.0000	0.0000	91.1328	0.0000	91.1328	5.3858	0.0000	225.7776
Water						0.0000	0.0000		0.0000	0.0000	7.9168	65.7505	73.6672	0.8188	0.0199	100.0612
<b>Total</b>	<b>4.9567</b>	<b>2.9843</b>	<b>20.2573</b>	<b>0.0434</b>	<b>4.6152</b>	<b>0.0997</b>	<b>4.7149</b>	<b>1.2326</b>	<b>0.0977</b>	<b>1.3304</b>	<b>99.0495</b>	<b>4,807.6207</b>	<b>4,906.6703</b>	<b>6.4305</b>	<b>0.2134</b>	<b>5,131.0173</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.44</b>	<b>2.40</b>	<b>0.16</b>	<b>0.58</b>	<b>2.30</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

**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: 152.05**

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**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	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422
Unmitigated	1.5432	2.3602	16.0631	0.0395	4.6152	0.0310	4.6462	1.2326	0.0290	1.2617	0.0000	3,784.3420	3,784.3420	0.1827	0.1783	3,842.0422

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292
<b>Total</b>	<b>3,616.02</b>	<b>3,653.82</b>	<b>3,274.65</b>	<b>12,208,292</b>	<b>12,208,292</b>

**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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

Single Family Housing	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	280.9620	280.9620	0.0242	2.9100e-003	282.4333
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	401.3743	401.3743	0.0346	4.1500e-003	403.4761
NaturalGas Mitigated	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736
NaturalGas Unmitigated	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.08339e+007	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736
<b>Total</b>		<b>0.0584</b>	<b>0.4992</b>	<b>0.2124</b>	<b>3.1900e-003</b>		<b>0.0404</b>	<b>0.0404</b>		<b>0.0404</b>	<b>0.0404</b>	<b>0.0000</b>	<b>578.1381</b>	<b>578.1381</b>	<b>0.0111</b>	<b>0.0106</b>	<b>581.5736</b>

**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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.08339e+007	0.0584	0.4992	0.2124	3.1900e-003		0.0404	0.0404		0.0404	0.0404	0.0000	578.1381	578.1381	0.0111	0.0106	581.5736
<b>Total</b>		<b>0.0584</b>	<b>0.4992</b>	<b>0.2124</b>	<b>3.1900e-003</b>		<b>0.0404</b>	<b>0.0404</b>		<b>0.0404</b>	<b>0.0404</b>	<b>0.0000</b>	<b>578.1381</b>	<b>578.1381</b>	<b>0.0111</b>	<b>0.0106</b>	<b>581.5736</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	3.05046e+006	401.3743	0.0346	4.1500e-003	403.4761
<b>Total</b>		<b>401.3743</b>	<b>0.0346</b>	<b>4.1500e-003</b>	<b>403.4761</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.13533e+006	280.9620	0.0242	2.9100e-003	282.4333
<b>Total</b>		<b>280.9620</b>	<b>0.0242</b>	<b>2.9100e-003</b>	<b>282.4333</b>

**6.0 Area Detail**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.3550	0.1249	3.9817	7.2000e-004		0.0283	0.0283		0.0283	0.0283	0.0000	98.4281	98.4281	7.9500e-003	1.6900e-003	99.1294
Unmitigated	3.3550	0.1249	3.9817	7.2000e-004		0.0283	0.0283		0.0283	0.0283	0.0000	98.4281	98.4281	7.9500e-003	1.6900e-003	99.1294

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

**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	0.3078					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.9193					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.2900e-003	0.0794	0.0338	5.1000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	91.9725	91.9725	1.7600e-003	1.6900e-003	92.5191
Landscaping	0.1187	0.0455	3.9479	2.1000e-004		0.0219	0.0219		0.0219	0.0219	0.0000	6.4556	6.4556	6.1900e-003	0.0000	6.6103
<b>Total</b>	<b>3.3550</b>	<b>0.1249</b>	<b>3.9817</b>	<b>7.2000e-004</b>		<b>0.0283</b>	<b>0.0283</b>		<b>0.0283</b>	<b>0.0283</b>	<b>0.0000</b>	<b>98.4281</b>	<b>98.4281</b>	<b>7.9500e-003</b>	<b>1.6900e-003</b>	<b>99.1294</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3078					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.9193					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.2900e-003	0.0794	0.0338	5.1000e-004		6.4200e-003	6.4200e-003		6.4200e-003	6.4200e-003	0.0000	91.9725	91.9725	1.7600e-003	1.6900e-003	92.5191
Landscaping	0.1187	0.0455	3.9479	2.1000e-004		0.0219	0.0219		0.0219	0.0219	0.0000	6.4556	6.4556	6.1900e-003	0.0000	6.6103
<b>Total</b>	<b>3.3550</b>	<b>0.1249</b>	<b>3.9817</b>	<b>7.2000e-004</b>		<b>0.0283</b>	<b>0.0283</b>		<b>0.0283</b>	<b>0.0283</b>	<b>0.0000</b>	<b>98.4281</b>	<b>98.4281</b>	<b>7.9500e-003</b>	<b>1.6900e-003</b>	<b>99.1294</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	73.6672	0.8188	0.0199	100.0612
Unmitigated	73.6672	0.8188	0.0199	100.0612

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	24.954 / 15.7319	73.6672	0.8188	0.0199	100.0612
<b>Total</b>		<b>73.6672</b>	<b>0.8188</b>	<b>0.0199</b>	<b>100.0612</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	24.954 / 15.7319	73.6672	0.8188	0.0199	100.0612
<b>Total</b>		<b>73.6672</b>	<b>0.8188</b>	<b>0.0199</b>	<b>100.0612</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	91.1328	5.3858	0.0000	225.7776
Unmitigated	91.1328	5.3858	0.0000	225.7776

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	448.95	91.1328	5.3858	0.0000	225.7776
<b>Total</b>		<b>91.1328</b>	<b>5.3858</b>	<b>0.0000</b>	<b>225.7776</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	448.95	91.1328	5.3858	0.0000	225.7776
<b>Total</b>		<b>91.1328</b>	<b>5.3858</b>	<b>0.0000</b>	<b>225.7776</b>

**9.0 Operational Offroad**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Annual

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

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

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**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**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Existing General Plan Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	152.05	Acre	152.05	6,623,298.00	0
Single Family Housing	383.00	Dwelling Unit	124.35	689,400.00	1095

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	NumberGas	325.55	383.00

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

tblFireplaces	NumberNoFireplace	38.30	0.00
tblFireplaces	NumberWood	19.15	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	WD_TR	9.44	9.44
tblWoodstoves	NumberCatalytic	19.15	0.00
tblWoodstoves	NumberNoncatalytic	19.15	0.00

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Energy	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Mobile	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.8830	24,850.8830	1.1103	1.0768	25,199.5217
<b>Total</b>	<b>29.7783</b>	<b>21.8776</b>	<b>133.9975</b>	<b>0.2948</b>	<b>26.3693</b>	<b>1.0843</b>	<b>27.4536</b>	<b>7.0333</b>	<b>1.0734</b>	<b>8.1067</b>	<b>0.0000</b>	<b>36,510.3897</b>	<b>36,510.3897</b>	<b>1.3873</b>	<b>1.2895</b>	<b>36,929.3410</b>

**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	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Energy	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Mobile	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.8830	24,850.8830	1.1103	1.0768	25,199.5217
<b>Total</b>	<b>29.7783</b>	<b>21.8776</b>	<b>133.9975</b>	<b>0.2948</b>	<b>26.3693</b>	<b>1.0843</b>	<b>27.4536</b>	<b>7.0333</b>	<b>1.0734</b>	<b>8.1067</b>	<b>0.0000</b>	<b>36,510.3897</b>	<b>36,510.3897</b>	<b>1.3873</b>	<b>1.2895</b>	<b>36,929.3410</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 152.05

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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**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	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.88 30	24,850.88 30	1.1103	1.0768	25,199.52 17
Unmitigated	10.0829	12.4251	98.5464	0.2351	26.3693	0.1742	26.5436	7.0333	0.1633	7.1966		24,850.88 30	24,850.88 30	1.1103	1.0768	25,199.52 17

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292
<b>Total</b>	<b>3,616.02</b>	<b>3,653.82</b>	<b>3,274.65</b>	<b>12,208,292</b>	<b>12,208,292</b>

**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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

Single Family Housing	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
NaturalGas Unmitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29681.9	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
<b>Total</b>		<b>0.3201</b>	<b>2.7354</b>	<b>1.1640</b>	<b>0.0175</b>		<b>0.2212</b>	<b>0.2212</b>		<b>0.2212</b>	<b>0.2212</b>		<b>3,491.9897</b>	<b>3,491.9897</b>	<b>0.0669</b>	<b>0.0640</b>	<b>3,512.7408</b>

**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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29.6819	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
<b>Total</b>		<b>0.3201</b>	<b>2.7354</b>	<b>1.1640</b>	<b>0.0175</b>		<b>0.2212</b>	<b>0.2212</b>		<b>0.2212</b>	<b>0.2212</b>		<b>3,491.9897</b>	<b>3,491.9897</b>	<b>0.0669</b>	<b>0.0640</b>	<b>3,512.7408</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**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	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Unmitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

**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	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.588 2	8,110.588 2	0.1555	0.1487	8,158.785 4
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
<b>Total</b>	<b>19.3753</b>	<b>6.7171</b>	<b>34.2871</b>	<b>0.0422</b>		<b>0.6889</b>	<b>0.6889</b>		<b>0.6889</b>	<b>0.6889</b>	<b>0.0000</b>	<b>8,167.517 1</b>	<b>8,167.517 1</b>	<b>0.2100</b>	<b>0.1487</b>	<b>8,217.078 5</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.588 2	8,110.588 2	0.1555	0.1487	8,158.785 4
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
<b>Total</b>	<b>19.3753</b>	<b>6.7171</b>	<b>34.2871</b>	<b>0.0422</b>		<b>0.6889</b>	<b>0.6889</b>		<b>0.6889</b>	<b>0.6889</b>	<b>0.0000</b>	<b>8,167.517 1</b>	<b>8,167.517 1</b>	<b>0.2100</b>	<b>0.1487</b>	<b>8,217.078 5</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Existing General Plan Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	152.05	Acre	152.05	6,623,298.00	0
Single Family Housing	383.00	Dwelling Unit	124.35	689,400.00	1095

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	NumberGas	325.55	383.00



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

tblFireplaces	NumberNoFireplace	38.30	0.00
tblFireplaces	NumberWood	19.15	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	WD_TR	9.44	9.44
tblWoodstoves	NumberCatalytic	19.15	0.00
tblWoodstoves	NumberNoncatalytic	19.15	0.00

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Energy	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Mobile	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.5453	23,075.5453	1.1342	1.0992	23,431.4616
<b>Total</b>	<b>28.2601</b>	<b>22.6627</b>	<b>122.9008</b>	<b>0.2780</b>	<b>26.3693</b>	<b>1.0844</b>	<b>27.4537</b>	<b>7.0333</b>	<b>1.0735</b>	<b>8.1068</b>	<b>0.0000</b>	<b>34,735.0520</b>	<b>34,735.0520</b>	<b>1.4112</b>	<b>1.3119</b>	<b>35,161.2809</b>

**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	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Energy	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
Mobile	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.5453	23,075.5453	1.1342	1.0992	23,431.4616
<b>Total</b>	<b>28.2601</b>	<b>22.6627</b>	<b>122.9008</b>	<b>0.2780</b>	<b>26.3693</b>	<b>1.0844</b>	<b>27.4537</b>	<b>7.0333</b>	<b>1.0735</b>	<b>8.1068</b>	<b>0.0000</b>	<b>34,735.0520</b>	<b>34,735.0520</b>	<b>1.4112</b>	<b>1.3119</b>	<b>35,161.2809</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 152.05

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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**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	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.54 53	23,075.54 53	1.1342	1.0992	23,431.46 16
Unmitigated	8.5647	13.2102	87.4497	0.2183	26.3693	0.1744	26.5437	7.0333	0.1634	7.1967		23,075.54 53	23,075.54 53	1.1342	1.0992	23,431.46 16

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	3,616.02	3,653.82	3,274.65	12,208,292	12,208,292
<b>Total</b>	<b>3,616.02</b>	<b>3,653.82</b>	<b>3,274.65</b>	<b>12,208,292</b>	<b>12,208,292</b>

**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
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

Single Family Housing	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
NaturalGas Unmitigated	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408



Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29681.9	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
<b>Total</b>		<b>0.3201</b>	<b>2.7354</b>	<b>1.1640</b>	<b>0.0175</b>		<b>0.2212</b>	<b>0.2212</b>		<b>0.2212</b>	<b>0.2212</b>		<b>3,491.9897</b>	<b>3,491.9897</b>	<b>0.0669</b>	<b>0.0640</b>	<b>3,512.7408</b>

**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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	29.6819	0.3201	2.7354	1.1640	0.0175		0.2212	0.2212		0.2212	0.2212		3,491.9897	3,491.9897	0.0669	0.0640	3,512.7408
<b>Total</b>		<b>0.3201</b>	<b>2.7354</b>	<b>1.1640</b>	<b>0.0175</b>		<b>0.2212</b>	<b>0.2212</b>		<b>0.2212</b>	<b>0.2212</b>		<b>3,491.9897</b>	<b>3,491.9897</b>	<b>0.0669</b>	<b>0.0640</b>	<b>3,512.7408</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**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	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785
Unmitigated	19.3753	6.7171	34.2871	0.0422		0.6889	0.6889		0.6889	0.6889	0.0000	8,167.5170	8,167.5170	0.2100	0.1487	8,217.0785

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

**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	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.588 2	8,110.588 2	0.1555	0.1487	8,158.785 4
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
<b>Total</b>	<b>19.3753</b>	<b>6.7171</b>	<b>34.2871</b>	<b>0.0422</b>		<b>0.6889</b>	<b>0.6889</b>		<b>0.6889</b>	<b>0.6889</b>	<b>0.0000</b>	<b>8,167.517 1</b>	<b>8,167.517 1</b>	<b>0.2100</b>	<b>0.1487</b>	<b>8,217.078 5</b>

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.6865					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	15.9961					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.7435	6.3533	2.7035	0.0406		0.5137	0.5137		0.5137	0.5137	0.0000	8,110.588 2	8,110.588 2	0.1555	0.1487	8,158.785 4
Landscaping	0.9492	0.3638	31.5835	1.6700e-003		0.1752	0.1752		0.1752	0.1752		56.9288	56.9288	0.0546		58.2931
<b>Total</b>	<b>19.3753</b>	<b>6.7171</b>	<b>34.2871</b>	<b>0.0422</b>		<b>0.6889</b>	<b>0.6889</b>		<b>0.6889</b>	<b>0.6889</b>	<b>0.0000</b>	<b>8,167.517 1</b>	<b>8,167.517 1</b>	<b>0.2100</b>	<b>0.1487</b>	<b>8,217.078 5</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Existing General Plan Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	40.00	1000sqft	0.92	40,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	290.08	<b>CH4 Intensity (lb/MW hr)</b>	0.025	<b>N2O Intensity (lb/MW hr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

## Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	11.60
tblWater	IndoorWaterUseRate	2,365,725.76	90,678.65
tblWater	OutdoorWaterUseRate	1,449,960.95	14,998.71

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Energy	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	121.2203	121.2203	5.8200e-003	1.8100e-003	121.9038
Mobile	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0288	0.1773	0.2061	2.9700e-003	7.0000e-005	0.3016
<b>Total</b>	<b>0.3840</b>	<b>0.3487</b>	<b>1.9718</b>	<b>4.6900e-003</b>	<b>0.4960</b>	<b>8.2900e-003</b>	<b>0.5043</b>	<b>0.1325</b>	<b>8.0700e-003</b>	<b>0.1406</b>	<b>46.3107</b>	<b>534.2439</b>	<b>580.5546</b>	<b>2.7670</b>	<b>0.0231</b>	<b>656.6009</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Energy	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	110.7782	110.7782	4.9200e-003	1.7000e-003	111.4070
Mobile	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0288	0.1773	0.2061	2.9700e-003	7.0000e-005	0.3016
<b>Total</b>	<b>0.3840</b>	<b>0.3487</b>	<b>1.9718</b>	<b>4.6900e-003</b>	<b>0.4960</b>	<b>8.2900e-003</b>	<b>0.5043</b>	<b>0.1325</b>	<b>8.0700e-003</b>	<b>0.1406</b>	<b>46.3107</b>	<b>523.8019</b>	<b>570.1126</b>	<b>2.7661</b>	<b>0.0230</b>	<b>646.1042</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.95</b>	<b>1.80</b>	<b>0.03</b>	<b>0.48</b>	<b>1.60</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329
Unmitigated	0.2139	0.2853	1.9181	4.3100e-003	0.4960	3.4700e-003	0.4995	0.1325	3.2500e-003	0.1357	0.0000	412.8454	412.8454	0.0231	0.0212	419.7329

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	834.80	1069.20	1,312,142	1,312,142
Total	464.00	834.80	1,069.20	1,312,142	1,312,142

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	41.7681	41.7681	3.6000e-003	4.3000e-004	41.9869
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	52.2102	52.2102	4.5000e-003	5.4000e-004	52.4836
NaturalGas Mitigated	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
NaturalGas Unmitigated	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - 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					
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
<b>Total</b>		<b>6.9700e-003</b>	<b>0.0634</b>	<b>0.0533</b>	<b>3.8000e-004</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>	<b>0.0000</b>	<b>69.0101</b>	<b>69.0101</b>	<b>1.3200e-003</b>	<b>1.2700e-003</b>	<b>69.4202</b>

**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					
Health Club	1.2932e+006	6.9700e-003	0.0634	0.0533	3.8000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	69.0101	69.0101	1.3200e-003	1.2700e-003	69.4202
<b>Total</b>		<b>6.9700e-003</b>	<b>0.0634</b>	<b>0.0533</b>	<b>3.8000e-004</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>	<b>0.0000</b>	<b>69.0101</b>	<b>69.0101</b>	<b>1.3200e-003</b>	<b>1.2700e-003</b>	<b>69.4202</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	396800	52.2102	4.5000e-003	5.4000e-004	52.4836
<b>Total</b>		<b>52.2102</b>	<b>4.5000e-003</b>	<b>5.4000e-004</b>	<b>52.4836</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	317440	41.7681	3.6000e-003	4.3000e-004	41.9869
<b>Total</b>		<b>41.7681</b>	<b>3.6000e-003</b>	<b>4.3000e-004</b>	<b>41.9869</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
Unmitigated	0.1631	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-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	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
<b>Total</b>	<b>0.1631</b>	<b>0.0000</b>	<b>5.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>9.9000e-004</b>	<b>9.9000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0600e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.9000e-004	9.9000e-004	0.0000	0.0000	1.0600e-003
<b>Total</b>	<b>0.1631</b>	<b>0.0000</b>	<b>5.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>9.9000e-004</b>	<b>9.9000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0600e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.2061	2.9700e-003	7.0000e-005	0.3016
Unmitigated	0.2061	2.9700e-003	7.0000e-005	0.3016

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0906787 / 0.0149987	0.2061	2.9700e-003	7.0000e-005	0.3016
<b>Total</b>		<b>0.2061</b>	<b>2.9700e-003</b>	<b>7.0000e-005</b>	<b>0.3016</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0906787 / 0.0149987	0.2061	2.9700e-003	7.0000e-005	0.3016
<b>Total</b>		<b>0.2061</b>	<b>2.9700e-003</b>	<b>7.0000e-005</b>	<b>0.3016</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	46.2819	2.7352	0.0000	114.6616
Unmitigated	46.2819	2.7352	0.0000	114.6616

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	40.00	1000sqft	0.92	40,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	11.60
tblWater	IndoorWaterUseRate	2,365,725.76	90,678.65
tblWater	OutdoorWaterUseRate	1,449,960.95	14,998.71

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Energy	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Mobile	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.4443	4,692.4443	0.2393	0.2217	4,764.4996
<b>Total</b>	<b>3.4241</b>	<b>2.9588</b>	<b>20.3227</b>	<b>0.0465</b>	<b>4.9102</b>	<b>0.0602</b>	<b>4.9704</b>	<b>1.3097</b>	<b>0.0581</b>	<b>1.3677</b>		<b>5,109.2782</b>	<b>5,109.2782</b>	<b>0.2473</b>	<b>0.2294</b>	<b>5,183.8110</b>

**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	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Energy	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Mobile	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.4443	4,692.4443	0.2393	0.2217	4,764.4996
<b>Total</b>	<b>3.4241</b>	<b>2.9588</b>	<b>20.3227</b>	<b>0.0465</b>	<b>4.9102</b>	<b>0.0602</b>	<b>4.9704</b>	<b>1.3097</b>	<b>0.0581</b>	<b>1.3677</b>		<b>5,109.2782</b>	<b>5,109.2782</b>	<b>0.2473</b>	<b>0.2294</b>	<b>5,183.8110</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.444 3	4,692.444 3	0.2393	0.2217	4,764.499 6
Unmitigated	2.4919	2.6114	20.0268	0.0444	4.9102	0.0338	4.9440	1.3097	0.0317	1.3413		4,692.444 3	4,692.444 3	0.2393	0.2217	4,764.499 6

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	834.80	1069.20	1,312,142	1,312,142
Total	464.00	834.80	1,069.20	1,312,142	1,312,142

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
NaturalGas Unmitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
<b>Total</b>		<b>0.0382</b>	<b>0.3474</b>	<b>0.2918</b>	<b>2.0800e-003</b>		<b>0.0264</b>	<b>0.0264</b>		<b>0.0264</b>	<b>0.0264</b>		<b>416.8251</b>	<b>416.8251</b>	<b>7.9900e-003</b>	<b>7.6400e-003</b>	<b>419.3021</b>

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					
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
<b>Total</b>		<b>0.0382</b>	<b>0.3474</b>	<b>0.2918</b>	<b>2.0800e-003</b>		<b>0.0264</b>	<b>0.0264</b>		<b>0.0264</b>	<b>0.0264</b>		<b>416.8251</b>	<b>416.8251</b>	<b>7.9900e-003</b>	<b>7.6400e-003</b>	<b>419.3021</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Unmitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-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	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8000e-004	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
<b>Total</b>	<b>0.8940</b>	<b>4.0000e-005</b>	<b>4.0700e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>8.7500e-003</b>	<b>8.7500e-003</b>	<b>2.0000e-005</b>		<b>9.3200e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8000e-004	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
<b>Total</b>	<b>0.8940</b>	<b>4.0000e-005</b>	<b>4.0700e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>8.7500e-003</b>	<b>8.7500e-003</b>	<b>2.0000e-005</b>		<b>9.3200e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	40.00	1000sqft	0.92	40,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	11.60
tblWater	IndoorWaterUseRate	2,365,725.76	90,678.65
tblWater	OutdoorWaterUseRate	1,449,960.95	14,998.71

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Energy	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Mobile	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330
<b>Total</b>	<b>2.9865</b>	<b>3.1230</b>	<b>18.4815</b>	<b>0.0434</b>	<b>4.9102</b>	<b>0.0602</b>	<b>4.9705</b>	<b>1.3097</b>	<b>0.0581</b>	<b>1.3678</b>		<b>4,779.7476</b>	<b>4,779.7476</b>	<b>0.2566</b>	<b>0.2342</b>	<b>4,855.9445</b>

**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	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Energy	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
Mobile	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330
<b>Total</b>	<b>2.9865</b>	<b>3.1230</b>	<b>18.4815</b>	<b>0.0434</b>	<b>4.9102</b>	<b>0.0602</b>	<b>4.9705</b>	<b>1.3097</b>	<b>0.0581</b>	<b>1.3678</b>		<b>4,779.7476</b>	<b>4,779.7476</b>	<b>0.2566</b>	<b>0.2342</b>	<b>4,855.9445</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330
Unmitigated	2.0543	2.7756	18.1857	0.0413	4.9102	0.0338	4.9441	1.3097	0.0317	1.3414		4,362.9137	4,362.9137	0.2486	0.2265	4,436.6330

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	834.80	1069.20	1,312,142	1,312,142
Total	464.00	834.80	1,069.20	1,312,142	1,312,142

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
NaturalGas Unmitigated	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
<b>Total</b>		<b>0.0382</b>	<b>0.3474</b>	<b>0.2918</b>	<b>2.0800e-003</b>		<b>0.0264</b>	<b>0.0264</b>		<b>0.0264</b>	<b>0.0264</b>		<b>416.8251</b>	<b>416.8251</b>	<b>7.9900e-003</b>	<b>7.6400e-003</b>	<b>419.3021</b>

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					
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
<b>Total</b>		<b>0.0382</b>	<b>0.3474</b>	<b>0.2918</b>	<b>2.0800e-003</b>		<b>0.0264</b>	<b>0.0264</b>		<b>0.0264</b>	<b>0.0264</b>		<b>416.8251</b>	<b>416.8251</b>	<b>7.9900e-003</b>	<b>7.6400e-003</b>	<b>419.3021</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
Unmitigated	0.8940	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-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	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8000e-004	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		8.7500e-003	8.7500e-003	2.0000e-005		9.3200e-003
<b>Total</b>	<b>0.8940</b>	<b>4.0000e-005</b>	<b>4.0700e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>8.7500e-003</b>	<b>8.7500e-003</b>	<b>2.0000e-005</b>		<b>9.3200e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8000e-004	4.0000e-005	4.0700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.7500e-003	8.7500e-003	2.0000e-005	9.3200e-003
<b>Total</b>	<b>0.8940</b>	<b>4.0000e-005</b>	<b>4.0700e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>8.7500e-003</b>	<b>8.7500e-003</b>	<b>2.0000e-005</b>	<b>9.3200e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	58,941.12
tblWater	OutdoorWaterUseRate	942,474.62	9,749.16

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

		Highest		
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	78.7932	78.7932	3.7800e-003	1.1700e-003	79.2374
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0187	0.1152	0.1339	1.9300e-003	5.0000e-005	0.1961
<b>Total</b>	<b>0.2811</b>	<b>0.2687</b>	<b>1.5641</b>	<b>3.6800e-003</b>	<b>0.3955</b>	<b>5.8900e-003</b>	<b>0.4014</b>	<b>0.1056</b>	<b>5.7200e-003</b>	<b>0.1113</b>	<b>30.1020</b>	<b>408.0514</b>	<b>438.1533</b>	<b>1.8020</b>	<b>0.0181</b>	<b>488.5977</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Energy	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	72.0058	72.0058	3.2000e-003	1.1000e-003	72.4146
Mobile	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0187	0.1152	0.1339	1.9300e-003	5.0000e-005	0.1961
<b>Total</b>	<b>0.2811</b>	<b>0.2687</b>	<b>1.5641</b>	<b>3.6800e-003</b>	<b>0.3955</b>	<b>5.8900e-003</b>	<b>0.4014</b>	<b>0.1056</b>	<b>5.7200e-003</b>	<b>0.1113</b>	<b>30.1020</b>	<b>401.2641</b>	<b>431.3660</b>	<b>1.8014</b>	<b>0.0180</b>	<b>481.7748</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.66</b>	<b>1.55</b>	<b>0.03</b>	<b>0.39</b>	<b>1.40</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335
Unmitigated	0.1706	0.2275	1.5292	3.4300e-003	0.3955	2.7600e-003	0.3982	0.1056	2.5900e-003	0.1082	0.0000	329.1423	329.1423	0.0184	0.0169	334.6335

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	542.62	694.98	1,046,110	1,046,110
Total	426.00	542.62	694.98	1,046,110	1,046,110

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	27.1493	27.1493	2.3400e-003	2.8000e-004	27.2915
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	33.9366	33.9366	2.9200e-003	3.5000e-004	34.1143
NaturalGas Mitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
NaturalGas Unmitigated	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
<b>Total</b>		<b>4.5300e-003</b>	<b>0.0412</b>	<b>0.0346</b>	<b>2.5000e-004</b>		<b>3.1300e-003</b>	<b>3.1300e-003</b>		<b>3.1300e-003</b>	<b>3.1300e-003</b>	<b>0.0000</b>	<b>44.8566</b>	<b>44.8566</b>	<b>8.6000e-004</b>	<b>8.2000e-004</b>	<b>45.1231</b>

**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					
Health Club	840580	4.5300e-003	0.0412	0.0346	2.5000e-004		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	44.8566	44.8566	8.6000e-004	8.2000e-004	45.1231
<b>Total</b>		<b>4.5300e-003</b>	<b>0.0412</b>	<b>0.0346</b>	<b>2.5000e-004</b>		<b>3.1300e-003</b>	<b>3.1300e-003</b>		<b>3.1300e-003</b>	<b>3.1300e-003</b>	<b>0.0000</b>	<b>44.8566</b>	<b>44.8566</b>	<b>8.6000e-004</b>	<b>8.2000e-004</b>	<b>45.1231</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257920	33.9366	2.9200e-003	3.5000e-004	34.1143
<b>Total</b>		<b>33.9366</b>	<b>2.9200e-003</b>	<b>3.5000e-004</b>	<b>34.1143</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	206336	27.1493	2.3400e-003	2.8000e-004	27.2915
<b>Total</b>		<b>27.1493</b>	<b>2.3400e-003</b>	<b>2.8000e-004</b>	<b>27.2915</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
Unmitigated	0.1060	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004

**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	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
<b>Total</b>	<b>0.1060</b>	<b>0.0000</b>	<b>3.3000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.5000e-004</b>	<b>6.5000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.9000e-004</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0940					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.5000e-004	6.5000e-004	0.0000	0.0000	6.9000e-004
<b>Total</b>	<b>0.1060</b>	<b>0.0000</b>	<b>3.3000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.5000e-004</b>	<b>6.5000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.9000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1339	1.9300e-003	5.0000e-005	0.1961
Unmitigated	0.1339	1.9300e-003	5.0000e-005	0.1961

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0589411 / 0.0097491 6	0.1339	1.9300e-003	5.0000e-005	0.1961
<b>Total</b>		<b>0.1339</b>	<b>1.9300e-003</b>	<b>5.0000e-005</b>	<b>0.1961</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0589411 / 0.0097491 6	0.1339	1.9300e-003	5.0000e-005	0.1961
<b>Total</b>		<b>0.1339</b>	<b>1.9300e-003</b>	<b>5.0000e-005</b>	<b>0.1961</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	30.0833	1.7779	0.0000	74.5300
Unmitigated	30.0833	1.7779	0.0000	74.5300

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
<b>Total</b>		<b>30.0833</b>	<b>1.7779</b>	<b>0.0000</b>	<b>74.5300</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
<b>Total</b>		<b>30.0833</b>	<b>1.7779</b>	<b>0.0000</b>	<b>74.5300</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	58,941.12
tblWater	OutdoorWaterUseRate	942,474.62	9,749.16

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
<b>Total</b>	<b>2.2257</b>	<b>1.9232</b>	<b>13.2097</b>	<b>0.0302</b>	<b>3.1917</b>	<b>0.0391</b>	<b>3.2308</b>	<b>0.8513</b>	<b>0.0377</b>	<b>0.8890</b>		<b>3,321.0308</b>	<b>3,321.0308</b>	<b>0.1607</b>	<b>0.1491</b>	<b>3,369.4772</b>

**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	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
<b>Total</b>	<b>2.2257</b>	<b>1.9232</b>	<b>13.2097</b>	<b>0.0302</b>	<b>3.1917</b>	<b>0.0391</b>	<b>3.2308</b>	<b>0.8513</b>	<b>0.0377</b>	<b>0.8890</b>		<b>3,321.0308</b>	<b>3,321.0308</b>	<b>0.1607</b>	<b>0.1491</b>	<b>3,369.4772</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
Unmitigated	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	542.62	694.98	1,046,110	1,046,110
Total	426.00	542.62	694.98	1,046,110	1,046,110

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
<b>Total</b>		<b>0.0248</b>	<b>0.2258</b>	<b>0.1897</b>	<b>1.3500e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>270.9363</b>	<b>270.9363</b>	<b>5.1900e-003</b>	<b>4.9700e-003</b>	<b>272.5464</b>

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					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
<b>Total</b>		<b>0.0248</b>	<b>0.2258</b>	<b>0.1897</b>	<b>1.3500e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>270.9363</b>	<b>270.9363</b>	<b>5.1900e-003</b>	<b>4.9700e-003</b>	<b>272.5464</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-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	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
<b>Total</b>	<b>0.5811</b>	<b>2.0000e-005</b>	<b>2.6500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.6900e-003</b>	<b>5.6900e-003</b>	<b>1.0000e-005</b>		<b>6.0600e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			5.6900e-003	5.6900e-003	1.0000e-005	6.0600e-003
<b>Total</b>	<b>0.5811</b>	<b>2.0000e-005</b>	<b>2.6500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>5.6900e-003</b>	<b>5.6900e-003</b>	<b>1.0000e-005</b>	<b>6.0600e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	58,941.12
tblWater	OutdoorWaterUseRate	942,474.62	9,749.16

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
<b>Total</b>	<b>1.9412</b>	<b>2.0299</b>	<b>12.0130</b>	<b>0.0282</b>	<b>3.1917</b>	<b>0.0392</b>	<b>3.2308</b>	<b>0.8513</b>	<b>0.0378</b>	<b>0.8891</b>		<b>3,106.8359</b>	<b>3,106.8359</b>	<b>0.1668</b>	<b>0.1522</b>	<b>3,156.3639</b>

**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	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
<b>Total</b>	<b>1.9412</b>	<b>2.0299</b>	<b>12.0130</b>	<b>0.0282</b>	<b>3.1917</b>	<b>0.0392</b>	<b>3.2308</b>	<b>0.8513</b>	<b>0.0378</b>	<b>0.8891</b>		<b>3,106.8359</b>	<b>3,106.8359</b>	<b>0.1668</b>	<b>0.1522</b>	<b>3,156.3639</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Demolition	Rubber Tired Dozers	0	1.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
Unmitigated	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	542.62	694.98	1,046,110	1,046,110
Total	426.00	542.62	694.98	1,046,110	1,046,110

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
<b>Total</b>		<b>0.0248</b>	<b>0.2258</b>	<b>0.1897</b>	<b>1.3500e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>270.9363</b>	<b>270.9363</b>	<b>5.1900e-003</b>	<b>4.9700e-003</b>	<b>272.5464</b>

**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					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
<b>Total</b>		<b>0.0248</b>	<b>0.2258</b>	<b>0.1897</b>	<b>1.3500e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>270.9363</b>	<b>270.9363</b>	<b>5.1900e-003</b>	<b>4.9700e-003</b>	<b>272.5464</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-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	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
<b>Total</b>	<b>0.5811</b>	<b>2.0000e-005</b>	<b>2.6500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.6900e-003</b>	<b>5.6900e-003</b>	<b>1.0000e-005</b>		<b>6.0600e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			5.6900e-003	5.6900e-003	1.0000e-005	6.0600e-003
<b>Total</b>	<b>0.5811</b>	<b>2.0000e-005</b>	<b>2.6500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>5.6900e-003</b>	<b>5.6900e-003</b>	<b>1.0000e-005</b>	<b>6.0600e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	54,407.19
tblWater	OutdoorWaterUseRate	869,976.57	8,999.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

		Highest		
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	72.7322	72.7322	3.4900e-003	1.0800e-003	73.1423
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0173	0.1064	0.1236	1.7800e-003	4.0000e-005	0.1810
<b>Total</b>	<b>0.2511</b>	<b>0.2368</b>	<b>1.3684</b>	<b>3.2300e-003</b>	<b>0.3455</b>	<b>5.3100e-003</b>	<b>0.3508</b>	<b>0.0923</b>	<b>5.1500e-003</b>	<b>0.0974</b>	<b>27.7864</b>	<b>360.4234</b>	<b>388.2099</b>	<b>1.6624</b>	<b>0.0159</b>	<b>434.5029</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Energy	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	66.4669	66.4669	2.9500e-003	1.0200e-003	66.8442
Mobile	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0173	0.1064	0.1236	1.7800e-003	4.0000e-005	0.1810
<b>Total</b>	<b>0.2511</b>	<b>0.2368</b>	<b>1.3684</b>	<b>3.2300e-003</b>	<b>0.3455</b>	<b>5.3100e-003</b>	<b>0.3508</b>	<b>0.0923</b>	<b>5.1500e-003</b>	<b>0.0974</b>	<b>27.7864</b>	<b>354.1582</b>	<b>381.9446</b>	<b>1.6619</b>	<b>0.0158</b>	<b>428.2049</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.74</b>	<b>1.61</b>	<b>0.03</b>	<b>0.38</b>	<b>1.45</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821
Unmitigated	0.1490	0.1987	1.3361	3.0000e-003	0.3455	2.4200e-003	0.3480	0.0923	2.2600e-003	0.0946	0.0000	287.5843	287.5843	0.0161	0.0148	292.3821

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.00	500.88	641.52	914,026	914,026
Total	360.00	500.88	641.52	914,026	914,026

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	25.0609	25.0609	2.1600e-003	2.6000e-004	25.1921
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	31.3261	31.3261	2.7000e-003	3.2000e-004	31.4902
NaturalGas Mitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
NaturalGas Unmitigated	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - 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					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
<b>Total</b>		<b>4.1800e-003</b>	<b>0.0380</b>	<b>0.0320</b>	<b>2.3000e-004</b>		<b>2.8900e-003</b>	<b>2.8900e-003</b>		<b>2.8900e-003</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>41.4061</b>	<b>41.4061</b>	<b>7.9000e-004</b>	<b>7.6000e-004</b>	<b>41.6521</b>

**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					
Health Club	775920	4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521
<b>Total</b>		<b>4.1800e-003</b>	<b>0.0380</b>	<b>0.0320</b>	<b>2.3000e-004</b>		<b>2.8900e-003</b>	<b>2.8900e-003</b>		<b>2.8900e-003</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>41.4061</b>	<b>41.4061</b>	<b>7.9000e-004</b>	<b>7.6000e-004</b>	<b>41.6521</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	238080	31.3261	2.7000e-003	3.2000e-004	31.4902
<b>Total</b>		<b>31.3261</b>	<b>2.7000e-003</b>	<b>3.2000e-004</b>	<b>31.4902</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	190464	25.0609	2.1600e-003	2.6000e-004	25.1921
<b>Total</b>		<b>25.0609</b>	<b>2.1600e-003</b>	<b>2.6000e-004</b>	<b>25.1921</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
Unmitigated	0.0979	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004

**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	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
<b>Total</b>	<b>0.0979</b>	<b>0.0000</b>	<b>3.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.0000e-004</b>	<b>6.0000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.3000e-004</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0867					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.0000e-004	6.0000e-004	0.0000	0.0000	6.3000e-004
<b>Total</b>	<b>0.0979</b>	<b>0.0000</b>	<b>3.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.0000e-004</b>	<b>6.0000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.3000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1236	1.7800e-003	4.0000e-005	0.1810
Unmitigated	0.1236	1.7800e-003	4.0000e-005	0.1810

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0544072 / 0.00899923	0.1236	1.7800e-003	4.0000e-005	0.1810
<b>Total</b>		<b>0.1236</b>	<b>1.7800e-003</b>	<b>4.0000e-005</b>	<b>0.1810</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0544072 / 0.0089992 3	0.1236	1.7800e-003	4.0000e-005	0.1810
<b>Total</b>		<b>0.1236</b>	<b>1.7800e-003</b>	<b>4.0000e-005</b>	<b>0.1810</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	27.7692	1.6411	0.0000	68.7969
Unmitigated	27.7692	1.6411	0.0000	68.7969

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	54,407.19
tblWater	OutdoorWaterUseRate	869,976.57	8,999.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
<b>Total</b>	<b>2.0545</b>	<b>1.7753</b>	<b>12.1936</b>	<b>0.0279</b>	<b>2.9461</b>	<b>0.0361</b>	<b>2.9823</b>	<b>0.7858</b>	<b>0.0348</b>	<b>0.8206</b>		<b>3,065.5669</b>	<b>3,065.5669</b>	<b>0.1484</b>	<b>0.1376</b>	<b>3,110.2866</b>

**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	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
<b>Total</b>	<b>2.0545</b>	<b>1.7753</b>	<b>12.1936</b>	<b>0.0279</b>	<b>2.9461</b>	<b>0.0361</b>	<b>2.9823</b>	<b>0.7858</b>	<b>0.0348</b>	<b>0.8206</b>		<b>3,065.5669</b>	<b>3,065.5669</b>	<b>0.1484</b>	<b>0.1376</b>	<b>3,110.2866</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
Unmitigated	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.00	500.88	641.52	914,026	914,026
Total	360.00	500.88	641.52	914,026	914,026

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
<b>Total</b>		<b>0.0229</b>	<b>0.2084</b>	<b>0.1751</b>	<b>1.2500e-003</b>		<b>0.0158</b>	<b>0.0158</b>		<b>0.0158</b>	<b>0.0158</b>		<b>250.0951</b>	<b>250.0951</b>	<b>4.7900e-003</b>	<b>4.5900e-003</b>	<b>251.5813</b>

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					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
<b>Total</b>		<b>0.0229</b>	<b>0.2084</b>	<b>0.1751</b>	<b>1.2500e-003</b>		<b>0.0158</b>	<b>0.0158</b>		<b>0.0158</b>	<b>0.0158</b>		<b>250.0951</b>	<b>250.0951</b>	<b>4.7900e-003</b>	<b>4.5900e-003</b>	<b>251.5813</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
<b>Total</b>	<b>0.5364</b>	<b>2.0000e-005</b>	<b>2.4400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.2500e-003</b>	<b>5.2500e-003</b>	<b>1.0000e-005</b>		<b>5.5900e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
<b>Total</b>	<b>0.5364</b>	<b>2.0000e-005</b>	<b>2.4400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.2500e-003</b>	<b>5.2500e-003</b>	<b>1.0000e-005</b>		<b>5.5900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	54,407.19
tblWater	OutdoorWaterUseRate	869,976.57	8,999.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
<b>Total</b>	<b>1.7919</b>	<b>1.8738</b>	<b>11.0889</b>	<b>0.0260</b>	<b>2.9461</b>	<b>0.0361</b>	<b>2.9823</b>	<b>0.7858</b>	<b>0.0349</b>	<b>0.8207</b>		<b>2,867.8486</b>	<b>2,867.8486</b>	<b>0.1540</b>	<b>0.1405</b>	<b>2,913.5667</b>

**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	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
<b>Total</b>	<b>1.7919</b>	<b>1.8738</b>	<b>11.0889</b>	<b>0.0260</b>	<b>2.9461</b>	<b>0.0361</b>	<b>2.9823</b>	<b>0.7858</b>	<b>0.0349</b>	<b>0.8207</b>		<b>2,867.8486</b>	<b>2,867.8486</b>	<b>0.1540</b>	<b>0.1405</b>	<b>2,913.5667</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.748 2	2,617.748 2	0.1492	0.1359	2,661.979 8
Unmitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.748 2	2,617.748 2	0.1492	0.1359	2,661.979 8

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.00	500.88	641.52	914,026	914,026
Total	360.00	500.88	641.52	914,026	914,026

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
<b>Total</b>		<b>0.0229</b>	<b>0.2084</b>	<b>0.1751</b>	<b>1.2500e-003</b>		<b>0.0158</b>	<b>0.0158</b>		<b>0.0158</b>	<b>0.0158</b>		<b>250.0951</b>	<b>250.0951</b>	<b>4.7900e-003</b>	<b>4.5900e-003</b>	<b>251.5813</b>

**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					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
<b>Total</b>		<b>0.0229</b>	<b>0.2084</b>	<b>0.1751</b>	<b>1.2500e-003</b>		<b>0.0158</b>	<b>0.0158</b>		<b>0.0158</b>	<b>0.0158</b>		<b>250.0951</b>	<b>250.0951</b>	<b>4.7900e-003</b>	<b>4.5900e-003</b>	<b>251.5813</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
<b>Total</b>	<b>0.5364</b>	<b>2.0000e-005</b>	<b>2.4400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.2500e-003</b>	<b>5.2500e-003</b>	<b>1.0000e-005</b>		<b>5.5900e-003</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			5.2500e-003	5.2500e-003	1.0000e-005	5.5900e-003
<b>Total</b>	<b>0.5364</b>	<b>2.0000e-005</b>	<b>2.4400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>5.2500e-003</b>	<b>5.2500e-003</b>	<b>1.0000e-005</b>	<b>5.5900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



Beaumont Pointe Alternatives (Reduced Development Area and Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat  
Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,515.2532	1,515.2532	0.0728	0.0226	1,523.7968
Mobile	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
<b>Total</b>	<b>3.3452</b>	<b>12.7809</b>	<b>14.3041</b>	<b>0.0958</b>	<b>6.1335</b>	<b>0.2137</b>	<b>6.3472</b>	<b>1.6815</b>	<b>0.2062</b>	<b>1.8877</b>	<b>126.5723</b>	<b>10,244.3130</b>	<b>10,370.8853</b>	<b>7.8037</b>	<b>0.9439</b>	<b>10,847.2522</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

**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	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,384.7278	1,384.7278	0.0615	0.0212	1,392.5879
Mobile	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618.9502	8,618.9502	0.1857	0.9195	8,897.5989
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
<b>Total</b>	<b>3.3452</b>	<b>12.7809</b>	<b>14.3041</b>	<b>0.0958</b>	<b>6.1335</b>	<b>0.2137</b>	<b>6.3472</b>	<b>1.6815</b>	<b>0.2062</b>	<b>1.8877</b>	<b>126.5723</b>	<b>10,113.7876</b>	<b>10,240.3599</b>	<b>7.7924</b>	<b>0.9425</b>	<b>10,716.0432</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.27</b>	<b>1.26</b>	<b>0.14</b>	<b>0.14</b>	<b>1.21</b>

**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	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**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	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618,950 2	8,618,950 2	0.1857	0.9195	8,897.598 9
Unmitigated	1.1817	11.6943	13.3529	0.0899	6.1335	0.1422	6.2757	1.6815	0.1356	1.8170	0.0000	8,618,950 2	8,618,950 2	0.1857	0.9195	8,897.598 9

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,914.00	778.60	1956.25	8,115,093	8,115,093
User Defined Industrial	532.00	216.40	543.75	7,113,912	7,113,912
<b>Total</b>	<b>2,446.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,229,005</b>	<b>15,229,005</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	522.1018	522.1018	0.0450	5.4000e-003	524.8358
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	652.6273	652.6273	0.0563	6.7500e-003	656.0447
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	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
<b>Total</b>		<b>0.0872</b>	<b>0.7924</b>	<b>0.6656</b>	<b>4.7500e-003</b>		<b>0.0602</b>	<b>0.0602</b>		<b>0.0602</b>	<b>0.0602</b>	<b>0.0000</b>	<b>862.6260</b>	<b>862.6260</b>	<b>0.0165</b>	<b>0.0158</b>	<b>867.7521</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	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
<b>Total</b>		<b>0.0872</b>	<b>0.7924</b>	<b>0.6656</b>	<b>4.7500e-003</b>		<b>0.0602</b>	<b>0.0602</b>		<b>0.0602</b>	<b>0.0602</b>	<b>0.0000</b>	<b>862.6260</b>	<b>862.6260</b>	<b>0.0165</b>	<b>0.0158</b>	<b>867.7521</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	652.6273	0.0563	6.7500e-003	656.0447
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>652.6273</b>	<b>0.0563</b>	<b>6.7500e-003</b>	<b>656.0447</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.968e+006	522.1018	0.0450	5.4000e-003	524.8358
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>522.1018</b>	<b>0.0450</b>	<b>5.4000e-003</b>	<b>524.8358</b>

**6.0 Area Detail**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

**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	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
<b>Total</b>	<b>2.0397</b>	<b>1.2000e-004</b>	<b>0.0127</b>	<b>0.0000</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0248</b>	<b>0.0248</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0264</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
<b>Total</b>	<b>2.0397</b>	<b>1.2000e-004</b>	<b>0.0127</b>	<b>0.0000</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0248</b>	<b>0.0248</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0264</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.1161	0.0745	1.8300e-003	11.5223
Unmitigated	9.1161	0.0745	1.8300e-003	11.5223

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.1161</b>	<b>0.0745</b>	<b>1.8300e-003</b>	<b>11.5223</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.1161</b>	<b>0.0745</b>	<b>1.8300e-003</b>	<b>11.5223</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>125.8544</b>	<b>7.4378</b>	<b>0.0000</b>	<b>311.7989</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>125.8544</b>	<b>7.4378</b>	<b>0.0000</b>	<b>311.7989</b>

**9.0 Operational Offroad**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

**UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
<b>Total</b>	<b>0.0367</b>	<b>0.2941</b>	<b>0.2729</b>	<b>1.1600e-003</b>		<b>0.0113</b>	<b>0.0113</b>		<b>0.0104</b>	<b>0.0104</b>	<b>0.0000</b>	<b>101.6866</b>	<b>101.6866</b>	<b>0.0329</b>	<b>0.0000</b>	<b>102.5088</b>

**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**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat  
Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0423	67.5619	88.4497	0.5601	38.0952	0.8702	38.9654	10.4266	0.8297	11.2563		59,229.8163	59,229.8163	1.2446	6.1767	61,101.5766
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.9002</b>	<b>73.5161</b>	<b>93.6939</b>	<b>0.5925</b>	<b>38.0952</b>	<b>1.2623</b>	<b>39.3575</b>	<b>10.4266</b>	<b>1.2169</b>	<b>11.6434</b>	<b>0.0000</b>	<b>65,054.5437</b>	<b>65,054.5437</b>	<b>1.5437</b>	<b>6.2722</b>	<b>66,962.2465</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0423	67.5619	88.4497	0.5601	38.0952	0.8702	38.9654	10.4266	0.8297	11.2563		59,229.8163	59,229.8163	1.2446	6.1767	61,101.5766
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.9002</b>	<b>73.5161</b>	<b>93.6939</b>	<b>0.5925</b>	<b>38.0952</b>	<b>1.2623</b>	<b>39.3575</b>	<b>10.4266</b>	<b>1.2169</b>	<b>11.6434</b>	<b>0.0000</b>	<b>65,054.5437</b>	<b>65,054.5437</b>	<b>1.5437</b>	<b>6.2722</b>	<b>66,962.2465</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.0423	67.5619	88.4497	0.5601	38.0952	0.8702	38.9654	10.4266	0.8297	11.2563		59,229.8163	59,229.8163	1.2446	6.1767	61,101.5766
Unmitigated	8.0423	67.5619	88.4497	0.5601	38.0952	0.8702	38.9654	10.4266	0.8297	11.2563		59,229.8163	59,229.8163	1.2446	6.1767	61,101.5766

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,914.00	778.60	1956.25	8,115,093	8,115,093
User Defined Industrial	532.00	216.40	543.75	7,113,912	7,113,912
<b>Total</b>	<b>2,446.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,229,005</b>	<b>15,229,005</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**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					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**6.0 Area Detail**



Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

**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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**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
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat  
Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.1912	57,868.1912	1.2517	6.2009	59,747.3558
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.0005</b>	<b>77.2382</b>	<b>84.7251</b>	<b>0.5796</b>	<b>38.0952</b>	<b>1.2627</b>	<b>39.3579</b>	<b>10.4266</b>	<b>1.2172</b>	<b>11.6438</b>	<b>0.0000</b>	<b>63,692.9185</b>	<b>63,692.9185</b>	<b>1.5508</b>	<b>6.2964</b>	<b>65,608.0257</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.1912	57,868.1912	1.2517	6.2009	59,747.3558
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.0005</b>	<b>77.2382</b>	<b>84.7251</b>	<b>0.5796</b>	<b>38.0952</b>	<b>1.2627</b>	<b>39.3579</b>	<b>10.4266</b>	<b>1.2172</b>	<b>11.6438</b>	<b>0.0000</b>	<b>63,692.9185</b>	<b>63,692.9185</b>	<b>1.5508</b>	<b>6.2964</b>	<b>65,608.0257</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.19 12	57,868.19 12	1.2517	6.2009	59,747.35 58
Unmitigated	7.1425	71.2840	79.4810	0.5472	38.0952	0.8706	38.9658	10.4266	0.8301	11.2567		57,868.19 12	57,868.19 12	1.2517	6.2009	59,747.35 58

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,914.00	778.60	1956.25	8,115,093	8,115,093
User Defined Industrial	532.00	216.40	543.75	7,113,912	7,113,912
<b>Total</b>	<b>2,446.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,229,005</b>	<b>15,229,005</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**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					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

**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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**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
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Development Area and Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation  
Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,443.8284	1,443.8284	0.0993	0.0179	1,451.6540
Mobile	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
<b>Total</b>	<b>18.0355</b>	<b>39.6642</b>	<b>42.2005</b>	<b>0.2777</b>	<b>16.9615</b>	<b>0.5778</b>	<b>17.5393</b>	<b>4.5991</b>	<b>0.5499</b>	<b>5.1490</b>	<b>672.8656</b>	<b>28,052.6371</b>	<b>28,725.5026</b>	<b>40.9458</b>	<b>3.1190</b>	<b>30,678.6070</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

**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	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,230.1456	1,230.1456	0.0809	0.0157	1,236.8523
Mobile	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.8847	25,888.8847	0.6429	3.0883	26,825.2589
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
<b>Total</b>	<b>18.0355</b>	<b>39.6642</b>	<b>42.2005</b>	<b>0.2777</b>	<b>16.9615</b>	<b>0.5778</b>	<b>17.5393</b>	<b>4.5991</b>	<b>0.5499</b>	<b>5.1490</b>	<b>672.8656</b>	<b>27,838.9543</b>	<b>28,511.8198</b>	<b>40.9274</b>	<b>3.1168</b>	<b>30,463.8053</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.76</b>	<b>0.74</b>	<b>0.04</b>	<b>0.07</b>	<b>0.70</b>

**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	5/2/2021	4/30/2021	5	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 (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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Excavators	0	8.00	158	0.38

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**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	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.88 47	25,888.88 47	0.6429	3.0883	26,825.25 89
Unmitigated	3.4813	37.4071	40.0481	0.2680	16.9615	0.4780	17.4395	4.5991	0.4560	5.0551	0.0000	25,888.88 47	25,888.88 47	0.6429	3.0883	26,825.25 89

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
<b>Total</b>	<b>7,434.00</b>	<b>3,024.00</b>	<b>7,270.20</b>	<b>42,552,371</b>	<b>42,552,371</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	854.7312	854.7312	0.0737	8.8400e-003	859.2070
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,068.4140	1,068.4140	0.0921	0.0111	1,074.0087
NaturalGas Mitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
NaturalGas Unmitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	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
<b>Total</b>		<b>0.0379</b>	<b>0.3449</b>	<b>0.2897</b>	<b>2.0700e-003</b>		<b>0.0262</b>	<b>0.0262</b>		<b>0.0262</b>	<b>0.0262</b>	<b>0.0000</b>	<b>375.4144</b>	<b>375.4144</b>	<b>7.2000e-003</b>	<b>6.8800e-003</b>	<b>377.6453</b>

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	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	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
<b>Total</b>		<b>0.0379</b>	<b>0.3449</b>	<b>0.2897</b>	<b>2.0700e-003</b>		<b>0.0262</b>	<b>0.0262</b>		<b>0.0262</b>	<b>0.0262</b>	<b>0.0000</b>	<b>375.4144</b>	<b>375.4144</b>	<b>7.2000e-003</b>	<b>6.8800e-003</b>	<b>377.6453</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	8.12e+006	1,068.4140	0.0921	0.0111	1,074.0087
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,068.4140</b>	<b>0.0921</b>	<b>0.0111</b>	<b>1,074.0087</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	6.496e+006	854.7312	0.0737	8.8400e-003	859.2070
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>854.7312</b>	<b>0.0737</b>	<b>8.8400e-003</b>	<b>859.2070</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Unmitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850

**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	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
<b>Total</b>	<b>14.2777</b>	<b>8.1000e-004</b>	<b>0.0891</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.1737</b>	<b>0.1737</b>	<b>4.5000e-004</b>	<b>0.0000</b>	<b>0.1850</b>



Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
<b>Total</b>	<b>14.2777</b>	<b>8.1000e-004</b>	<b>0.0891</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.1737</b>	<b>0.1737</b>	<b>4.5000e-004</b>	<b>0.0000</b>	<b>0.1850</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	63.8126	0.5212	0.0128	80.6559
Unmitigated	63.8126	0.5212	0.0128	80.6559

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>63.8126</b>	<b>0.5212</b>	<b>0.0128</b>	<b>80.6559</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>63.8126</b>	<b>0.5212</b>	<b>0.0128</b>	<b>80.6559</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**9.0 Operational Offroad**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

**UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
<b>Total</b>	<b>0.2386</b>	<b>1.9114</b>	<b>1.7736</b>	<b>7.5300e-003</b>		<b>0.0732</b>	<b>0.0732</b>		<b>0.0674</b>	<b>0.0674</b>	<b>0.0000</b>	<b>660.9630</b>	<b>660.9630</b>	<b>0.2138</b>	<b>0.0000</b>	<b>666.3072</b>

**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**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>103.2910</b>	<b>225.4135</b>	<b>273.5549</b>	<b>1.6995</b>	<b>103.8003</b>	<b>3.4296</b>	<b>107.2299</b>	<b>28.1035</b>	<b>3.2650</b>	<b>31.3685</b>	<b>0.0000</b>	<b>181,586.6476</b>	<b>181,586.6476</b>	<b>5.5842</b>	<b>20.4992</b>	<b>187,835.0145</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>103.2910</b>	<b>225.4135</b>	<b>273.5549</b>	<b>1.6995</b>	<b>103.8003</b>	<b>3.4296</b>	<b>107.2299</b>	<b>28.1035</b>	<b>3.2650</b>	<b>31.3685</b>	<b>0.0000</b>	<b>181,586.6476</b>	<b>181,586.6476</b>	<b>5.5842</b>	<b>20.4992</b>	<b>187,835.0145</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402
Unmitigated	23.5213	213.0440	261.5367	1.6469	103.8003	2.8822	106.6824	28.1035	2.7496	30.8532		175,325.3272	175,325.3272	4.2456	20.4576	181,527.8402

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
<b>Total</b>	<b>7,434.00</b>	<b>3,024.00</b>	<b>7,270.20</b>	<b>42,552,371</b>	<b>42,552,371</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010



Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**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	19,274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>1.3071</b>	<b>10.4735</b>	<b>9.7181</b>	<b>0.0413</b>		<b>0.4013</b>	<b>0.4013</b>		<b>0.3692</b>	<b>0.3692</b>	<b>0.0000</b>	<b>3,992.2623</b>	<b>3,992.2623</b>	<b>1.2912</b>		<b>4,024.5417</b>

**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**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblConstructionPhase	PhaseEndDate	9/17/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>100.4378</b>	<b>237.5148</b>	<b>246.8192</b>	<b>1.6609</b>	<b>103.8003</b>	<b>3.4313</b>	<b>107.2315</b>	<b>28.1035</b>	<b>3.2666</b>	<b>31.3701</b>	<b>0.0000</b>	<b>177,495.1495</b>	<b>177,495.1495</b>	<b>5.6067</b>	<b>20.5638</b>	<b>183,763.3406</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>100.4378</b>	<b>237.5148</b>	<b>246.8192</b>	<b>1.6609</b>	<b>103.8003</b>	<b>3.4313</b>	<b>107.2315</b>	<b>28.1035</b>	<b>3.2666</b>	<b>31.3701</b>	<b>0.0000</b>	<b>177,495.1495</b>	<b>177,495.1495</b>	<b>5.6067</b>	<b>20.5638</b>	<b>183,763.3406</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664
Unmitigated	20.6681	225.1452	234.8010	1.6082	103.8003	2.8838	106.6841	28.1035	2.7512	30.8548		171,233.8291	171,233.8291	4.2681	20.5223	177,456.1664

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,106.10	2,483.95	5971.35	24,917,299	24,917,299
User Defined Industrial	1,327.90	540.05	1298.85	17,635,072	17,635,072
<b>Total</b>	<b>7,434.00</b>	<b>3,024.00</b>	<b>7,270.20</b>	<b>42,552,371</b>	<b>42,552,371</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

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	19,274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**6.0 Area Detail**



Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Development Area and Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>1.3071</b>	<b>10.4735</b>	<b>9.7181</b>	<b>0.0413</b>		<b>0.4013</b>	<b>0.4013</b>		<b>0.3692</b>	<b>0.3692</b>	<b>0.0000</b>	<b>3,992.2623</b>	<b>3,992.2623</b>	<b>1.2912</b>		<b>4,024.5417</b>

**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**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

		Highest		
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	136.2334	136.2334	6.5400e-003	2.0300e-003	137.0015
Mobile	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0345	0.2123	0.2468	3.5600e-003	9.0000e-005	0.3613
<b>Total</b>	<b>0.4030</b>	<b>0.3568</b>	<b>1.9802</b>	<b>4.7400e-003</b>	<b>0.4965</b>	<b>8.8800e-003</b>	<b>0.5054</b>	<b>0.1326</b>	<b>8.6600e-003</b>	<b>0.1413</b>	<b>46.3164</b>	<b>549.6625</b>	<b>595.9789</b>	<b>2.7684</b>	<b>0.0233</b>	<b>672.1349</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	124.4981	124.4981	5.5300e-003	1.9100e-003	125.2048
Mobile	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0345	0.2123	0.2468	3.5600e-003	9.0000e-005	0.3613
<b>Total</b>	<b>0.4030</b>	<b>0.3568</b>	<b>1.9802</b>	<b>4.7400e-003</b>	<b>0.4965</b>	<b>8.8800e-003</b>	<b>0.5054</b>	<b>0.1326</b>	<b>8.6600e-003</b>	<b>0.1413</b>	<b>46.3164</b>	<b>537.9272</b>	<b>584.2436</b>	<b>2.7673</b>	<b>0.0232</b>	<b>660.3382</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.13</b>	<b>1.97</b>	<b>0.04</b>	<b>0.51</b>	<b>1.76</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**



Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094
Unmitigated	0.2141	0.2855	1.9198	4.3100e-003	0.4965	3.4700e-003	0.5000	0.1326	3.2500e-003	0.1359	0.0000	413.2157	413.2157	0.0231	0.0212	420.1094

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	46.9411	46.9411	4.0500e-003	4.9000e-004	47.1869
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	58.6764	58.6764	5.0600e-003	6.1000e-004	58.9837
NaturalGas Mitigated	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
NaturalGas Unmitigated	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - 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					
Health Club	1.45336e+006	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
<b>Total</b>		<b>7.8400e-003</b>	<b>0.0712</b>	<b>0.0598</b>	<b>4.3000e-004</b>		<b>5.4100e-003</b>	<b>5.4100e-003</b>		<b>5.4100e-003</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>77.5570</b>	<b>77.5570</b>	<b>1.4900e-003</b>	<b>1.4200e-003</b>	<b>78.0179</b>

**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					
Health Club	1.45336e+006	7.8400e-003	0.0712	0.0598	4.3000e-004		5.4100e-003	5.4100e-003		5.4100e-003	5.4100e-003	0.0000	77.5570	77.5570	1.4900e-003	1.4200e-003	78.0179
<b>Total</b>		<b>7.8400e-003</b>	<b>0.0712</b>	<b>0.0598</b>	<b>4.3000e-004</b>		<b>5.4100e-003</b>	<b>5.4100e-003</b>		<b>5.4100e-003</b>	<b>5.4100e-003</b>	<b>0.0000</b>	<b>77.5570</b>	<b>77.5570</b>	<b>1.4900e-003</b>	<b>1.4200e-003</b>	<b>78.0179</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	445944	58.6764	5.0600e-003	6.1000e-004	58.9837
<b>Total</b>		<b>58.6764</b>	<b>5.0600e-003</b>	<b>6.1000e-004</b>	<b>58.9837</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	356755	46.9411	4.0500e-003	4.9000e-004	47.1869
<b>Total</b>		<b>46.9411</b>	<b>4.0500e-003</b>	<b>4.9000e-004</b>	<b>47.1869</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Unmitigated	0.1810	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-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	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1624					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
<b>Total</b>	<b>0.1810</b>	<b>1.0000e-005</b>	<b>5.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.1200e-003</b>	<b>1.1200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.1900e-003</b>



Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1624					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
<b>Total</b>	<b>0.1810</b>	<b>1.0000e-005</b>	<b>5.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.1200e-003</b>	<b>1.1200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.1900e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.2468	3.5600e-003	9.0000e-005	0.3613
Unmitigated	0.2468	3.5600e-003	9.0000e-005	0.3613

**7.2 Water by Land Use**

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.108603 / 0.0179634	0.2468	3.5600e-003	9.0000e-005	0.3613
<b>Total</b>		<b>0.2468</b>	<b>3.5600e-003</b>	<b>9.0000e-005</b>	<b>0.3613</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.108603 / 0.0179634	0.2468	3.5600e-003	9.0000e-005	0.3613
<b>Total</b>		<b>0.2468</b>	<b>3.5600e-003</b>	<b>9.0000e-005</b>	<b>0.3613</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	46.2819	2.7352	0.0000	114.6616
Unmitigated	46.2819	2.7352	0.0000	114.6616

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

## Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
<b>Total</b>	<b>3.8356</b>	<b>3.3252</b>	<b>22.8396</b>	<b>0.0522</b>	<b>5.5184</b>	<b>0.0677</b>	<b>5.5860</b>	<b>1.4719</b>	<b>0.0653</b>	<b>1.5371</b>		<b>5,742.0623</b>	<b>5,742.0623</b>	<b>0.2779</b>	<b>0.2578</b>	<b>5,825.8260</b>

**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	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
<b>Total</b>	<b>3.8356</b>	<b>3.3252</b>	<b>22.8396</b>	<b>0.0522</b>	<b>5.5184</b>	<b>0.0677</b>	<b>5.5860</b>	<b>1.4719</b>	<b>0.0653</b>	<b>1.5371</b>		<b>5,742.0623</b>	<b>5,742.0623</b>	<b>0.2779</b>	<b>0.2578</b>	<b>5,825.8260</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829
Unmitigated	2.8005	2.9348	22.5071	0.0499	5.5184	0.0380	5.5563	1.4719	0.0356	1.5074		5,273.6036	5,273.6036	0.2689	0.2492	5,354.5829

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
NaturalGas Unmitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3981.82	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
<b>Total</b>		<b>0.0429</b>	<b>0.3904</b>	<b>0.3279</b>	<b>2.3400e-003</b>		<b>0.0297</b>	<b>0.0297</b>		<b>0.0297</b>	<b>0.0297</b>		<b>468.4489</b>	<b>468.4489</b>	<b>8.9800e-003</b>	<b>8.5900e-003</b>	<b>471.2327</b>

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					
Health Club	3.98182	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
<b>Total</b>		<b>0.0429</b>	<b>0.3904</b>	<b>0.3279</b>	<b>2.3400e-003</b>		<b>0.0297</b>	<b>0.0297</b>		<b>0.0297</b>	<b>0.0297</b>		<b>468.4489</b>	<b>468.4489</b>	<b>8.9800e-003</b>	<b>8.5900e-003</b>	<b>471.2327</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Unmitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105

**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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
<b>Total</b>	<b>0.9921</b>	<b>4.0000e-005</b>	<b>4.5800e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>9.8400e-003</b>	<b>9.8400e-003</b>	<b>3.0000e-005</b>		<b>0.0105</b>



Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.8400e-003	9.8400e-003	3.0000e-005	0.0105
<b>Total</b>	<b>0.9921</b>	<b>4.0000e-005</b>	<b>4.5800e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>			<b>9.8400e-003</b>	<b>9.8400e-003</b>	<b>3.0000e-005</b>	<b>0.0105</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

## Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Summer

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

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**8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	44.95	1000sqft	1.03	44,954.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	22477	20000
tblAreaCoating	Area_Nonresidential_Interior	67431	60000

## Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	256.22	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,658,484.32	108,602.67
tblWater	OutdoorWaterUseRate	1,629,393.62	17,963.44

**2.0 Emissions Summary**



Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
<b>Total</b>	<b>3.3437</b>	<b>3.5098</b>	<b>20.7704</b>	<b>0.0487</b>	<b>5.5184</b>	<b>0.0677</b>	<b>5.5861</b>	<b>1.4719</b>	<b>0.0653</b>	<b>1.5372</b>		<b>5,371.7193</b>	<b>5,371.7193</b>	<b>0.2884</b>	<b>0.2632</b>	<b>5,457.3532</b>

**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	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Energy	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
Mobile	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
<b>Total</b>	<b>3.3437</b>	<b>3.5098</b>	<b>20.7704</b>	<b>0.0487</b>	<b>5.5184</b>	<b>0.0677</b>	<b>5.5861</b>	<b>1.4719</b>	<b>0.0653</b>	<b>1.5372</b>		<b>5,371.7193</b>	<b>5,371.7193</b>	<b>0.2884</b>	<b>0.2632</b>	<b>5,457.3532</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100
Unmitigated	2.3087	3.1194	20.4380	0.0464	5.5184	0.0380	5.5564	1.4719	0.0356	1.5075		4,903.2606	4,903.2606	0.2794	0.2546	4,986.1100

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	417.60	938.19	1201.62	1,313,319	1,313,319
Total	417.60	938.19	1,201.62	1,313,319	1,313,319

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
NaturalGas Unmitigated	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	3981.82	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
<b>Total</b>		<b>0.0429</b>	<b>0.3904</b>	<b>0.3279</b>	<b>2.3400e-003</b>		<b>0.0297</b>	<b>0.0297</b>		<b>0.0297</b>	<b>0.0297</b>		<b>468.4489</b>	<b>468.4489</b>	<b>8.9800e-003</b>	<b>8.5900e-003</b>	<b>471.2327</b>

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					
Health Club	3.98182	0.0429	0.3904	0.3279	2.3400e-003		0.0297	0.0297		0.0297	0.0297		468.4489	468.4489	8.9800e-003	8.5900e-003	471.2327
<b>Total</b>		<b>0.0429</b>	<b>0.3904</b>	<b>0.3279</b>	<b>2.3400e-003</b>		<b>0.0297</b>	<b>0.0297</b>		<b>0.0297</b>	<b>0.0297</b>		<b>468.4489</b>	<b>468.4489</b>	<b>8.9800e-003</b>	<b>8.5900e-003</b>	<b>471.2327</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
Unmitigated	0.9921	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105

**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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8400e-003	9.8400e-003	3.0000e-005		0.0105
<b>Total</b>	<b>0.9921</b>	<b>4.0000e-005</b>	<b>4.5800e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>9.8400e-003</b>	<b>9.8400e-003</b>	<b>3.0000e-005</b>		<b>0.0105</b>

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8901					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.2000e-004	4.0000e-005	4.5800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			9.8400e-003	9.8400e-003	3.0000e-005	0.0105
<b>Total</b>	<b>0.9921</b>	<b>4.0000e-005</b>	<b>4.5800e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>			<b>9.8400e-003</b>	<b>9.8400e-003</b>	<b>3.0000e-005</b>	<b>0.0105</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000



Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Energy	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	88.5514	88.5514	4.2500e-003	1.3200e-003	89.0507
Mobile	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0224	0.1380	0.1604	2.3100e-003	6.0000e-005	0.2348
<b>Total</b>	<b>0.2903</b>	<b>0.2697</b>	<b>1.5413</b>	<b>3.6500e-003</b>	<b>0.3885</b>	<b>6.2400e-003</b>	<b>0.3947</b>	<b>0.1038</b>	<b>6.0600e-003</b>	<b>0.1098</b>	<b>30.1057</b>	<b>411.9928</b>	<b>442.0985</b>	<b>1.8025</b>	<b>0.0180</b>	<b>492.5127</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Energy	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	80.9235	80.9235	3.6000e-003	1.2400e-003	81.3828
Mobile	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Waste						0.0000	0.0000		0.0000	0.0000	30.0833	0.0000	30.0833	1.7779	0.0000	74.5300
Water						0.0000	0.0000		0.0000	0.0000	0.0224	0.1380	0.1604	2.3100e-003	6.0000e-005	0.2348
<b>Total</b>	<b>0.2903</b>	<b>0.2697</b>	<b>1.5413</b>	<b>3.6500e-003</b>	<b>0.3885</b>	<b>6.2400e-003</b>	<b>0.3947</b>	<b>0.1038</b>	<b>6.0600e-003</b>	<b>0.1098</b>	<b>30.1057</b>	<b>404.3649</b>	<b>434.4706</b>	<b>1.8018</b>	<b>0.0179</b>	<b>484.8448</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.85</b>	<b>1.73</b>	<b>0.04</b>	<b>0.45</b>	<b>1.56</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964
Unmitigated	0.1675	0.2234	1.5021	3.3700e-003	0.3885	2.7200e-003	0.3912	0.1038	2.5400e-003	0.1063	0.0000	323.3027	323.3027	0.0181	0.0166	328.6964

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464



Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	30.5116	30.5116	2.6300e-003	3.2000e-004	30.6714
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	38.1395	38.1395	3.2900e-003	3.9000e-004	38.3393
NaturalGas Mitigated	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
NaturalGas Unmitigated	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	944683	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
<b>Total</b>		<b>5.0900e-003</b>	<b>0.0463</b>	<b>0.0389</b>	<b>2.8000e-004</b>		<b>3.5200e-003</b>	<b>3.5200e-003</b>		<b>3.5200e-003</b>	<b>3.5200e-003</b>	<b>0.0000</b>	<b>50.4119</b>	<b>50.4119</b>	<b>9.7000e-004</b>	<b>9.2000e-004</b>	<b>50.7114</b>

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					
Health Club	944683	5.0900e-003	0.0463	0.0389	2.8000e-004		3.5200e-003	3.5200e-003		3.5200e-003	3.5200e-003	0.0000	50.4119	50.4119	9.7000e-004	9.2000e-004	50.7114
<b>Total</b>		<b>5.0900e-003</b>	<b>0.0463</b>	<b>0.0389</b>	<b>2.8000e-004</b>		<b>3.5200e-003</b>	<b>3.5200e-003</b>		<b>3.5200e-003</b>	<b>3.5200e-003</b>	<b>0.0000</b>	<b>50.4119</b>	<b>50.4119</b>	<b>9.7000e-004</b>	<b>9.2000e-004</b>	<b>50.7114</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	289862	38.1395	3.2900e-003	3.9000e-004	38.3393
<b>Total</b>		<b>38.1395</b>	<b>3.2900e-003</b>	<b>3.9000e-004</b>	<b>38.3393</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	231890	30.5116	2.6300e-003	3.2000e-004	30.6714
<b>Total</b>		<b>30.5116</b>	<b>2.6300e-003</b>	<b>3.2000e-004</b>	<b>30.6714</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
Unmitigated	0.1177	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004

**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	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1056					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
<b>Total</b>	<b>0.1177</b>	<b>0.0000</b>	<b>3.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.3000e-004</b>	<b>7.3000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.7000e-004</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1056					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.3000e-004	7.3000e-004	0.0000	0.0000	7.7000e-004
<b>Total</b>	<b>0.1177</b>	<b>0.0000</b>	<b>3.7000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.3000e-004</b>	<b>7.3000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.7000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1604	2.3100e-003	6.0000e-005	0.2348
Unmitigated	0.1604	2.3100e-003	6.0000e-005	0.2348

**7.2 Water by Land Use**

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0705917 / 0.0116762	0.1604	2.3100e-003	6.0000e-005	0.2348
<b>Total</b>		<b>0.1604</b>	<b>2.3100e-003</b>	<b>6.0000e-005</b>	<b>0.2348</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0705917 / 0.0116762	0.1604	2.3100e-003	6.0000e-005	0.2348
<b>Total</b>		<b>0.1604</b>	<b>2.3100e-003</b>	<b>6.0000e-005</b>	<b>0.2348</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	30.0833	1.7779	0.0000	74.5300
Unmitigated	30.0833	1.7779	0.0000	74.5300

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
<b>Total</b>		<b>30.0833</b>	<b>1.7779</b>	<b>0.0000</b>	<b>74.5300</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
<b>Total</b>		<b>30.0833</b>	<b>1.7779</b>	<b>0.0000</b>	<b>74.5300</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
<b>Total</b>	<b>2.4931</b>	<b>2.1614</b>	<b>14.8457</b>	<b>0.0340</b>	<b>3.5869</b>	<b>0.0440</b>	<b>3.6309</b>	<b>0.9567</b>	<b>0.0424</b>	<b>0.9991</b>		<b>3,732.3277</b>	<b>3,732.3277</b>	<b>0.1807</b>	<b>0.1676</b>	<b>3,786.7740</b>

**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	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
<b>Total</b>	<b>2.4931</b>	<b>2.1614</b>	<b>14.8457</b>	<b>0.0340</b>	<b>3.5869</b>	<b>0.0440</b>	<b>3.6309</b>	<b>0.9567</b>	<b>0.0424</b>	<b>0.9991</b>		<b>3,732.3277</b>	<b>3,732.3277</b>	<b>0.1807</b>	<b>0.1676</b>	<b>3,786.7740</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669
Unmitigated	1.8203	1.9076	14.6296	0.0324	3.5869	0.0247	3.6116	0.9567	0.0231	0.9798		3,427.8306	3,427.8306	0.1748	0.1620	3,480.4669

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2588.17	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
<b>Total</b>		<b>0.0279</b>	<b>0.2537</b>	<b>0.2131</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>		<b>304.4908</b>	<b>304.4908</b>	<b>5.8400e-003</b>	<b>5.5800e-003</b>	<b>306.3002</b>

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					
Health Club	2.58817	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
<b>Total</b>		<b>0.0279</b>	<b>0.2537</b>	<b>0.2131</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>		<b>304.4908</b>	<b>304.4908</b>	<b>5.8400e-003</b>	<b>5.5800e-003</b>	<b>306.3002</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Unmitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-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	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
<b>Total</b>	<b>0.6449</b>	<b>3.0000e-005</b>	<b>2.9800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.3900e-003</b>	<b>6.3900e-003</b>	<b>2.0000e-005</b>		<b>6.8100e-003</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
<b>Total</b>	<b>0.6449</b>	<b>3.0000e-005</b>	<b>2.9800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.3900e-003</b>	<b>6.3900e-003</b>	<b>2.0000e-005</b>		<b>6.8100e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.22	1000sqft	0.67	29,220.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14610	13000
tblAreaCoating	Area_Nonresidential_Interior	43830	39000

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	166.55	148.20
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,728,162.67	70,591.74
tblWater	OutdoorWaterUseRate	1,059,196.47	11,676.23

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
<b>Total</b>	<b>2.1734</b>	<b>2.2813</b>	<b>13.5007</b>	<b>0.0317</b>	<b>3.5869</b>	<b>0.0440</b>	<b>3.6309</b>	<b>0.9567</b>	<b>0.0424</b>	<b>0.9992</b>		<b>3,491.6056</b>	<b>3,491.6056</b>	<b>0.1875</b>	<b>0.1711</b>	<b>3,547.2674</b>

**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	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
Mobile	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
<b>Total</b>	<b>2.1734</b>	<b>2.2813</b>	<b>13.5007</b>	<b>0.0317</b>	<b>3.5869</b>	<b>0.0440</b>	<b>3.6309</b>	<b>0.9567</b>	<b>0.0424</b>	<b>0.9992</b>		<b>3,491.6056</b>	<b>3,491.6056</b>	<b>0.1875</b>	<b>0.1711</b>	<b>3,547.2674</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604
Unmitigated	1.5007	2.0276	13.2846	0.0302	3.5869	0.0247	3.6116	0.9567	0.0231	0.9799		3,187.1085	3,187.1085	0.1816	0.1655	3,240.9604

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	383.40	609.82	781.05	1,027,550	1,027,550
Total	383.40	609.82	781.05	1,027,550	1,027,550

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	2588.17	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
<b>Total</b>		<b>0.0279</b>	<b>0.2537</b>	<b>0.2131</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>		<b>304.4908</b>	<b>304.4908</b>	<b>5.8400e-003</b>	<b>5.5800e-003</b>	<b>306.3002</b>

**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					
Health Club	2.58817	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193		304.4908	304.4908	5.8400e-003	5.5800e-003	306.3002
<b>Total</b>		<b>0.0279</b>	<b>0.2537</b>	<b>0.2131</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>		<b>304.4908</b>	<b>304.4908</b>	<b>5.8400e-003</b>	<b>5.5800e-003</b>	<b>306.3002</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**



Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
Unmitigated	0.6449	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-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	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.3900e-003	6.3900e-003	2.0000e-005		6.8100e-003
<b>Total</b>	<b>0.6449</b>	<b>3.0000e-005</b>	<b>2.9800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.3900e-003</b>	<b>6.3900e-003</b>	<b>2.0000e-005</b>		<b>6.8100e-003</b>

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5786					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7000e-004	3.0000e-005	2.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			6.3900e-003	6.3900e-003	2.0000e-005	6.8100e-003
<b>Total</b>	<b>0.6449</b>	<b>3.0000e-005</b>	<b>2.9800e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>6.3900e-003</b>	<b>6.3900e-003</b>	<b>2.0000e-005</b>	<b>6.8100e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Energy	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	81.7419	81.7419	3.9300e-003	1.2200e-003	82.2027
Mobile	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0207	0.1274	0.1481	2.1300e-003	5.0000e-005	0.2168
<b>Total</b>	<b>0.2604</b>	<b>0.2389</b>	<b>1.3549</b>	<b>3.2200e-003</b>	<b>0.3410</b>	<b>5.6300e-003</b>	<b>0.3467</b>	<b>0.0911</b>	<b>5.4800e-003</b>	<b>0.0966</b>	<b>27.7898</b>	<b>365.6953</b>	<b>393.4851</b>	<b>1.6630</b>	<b>0.0158</b>	<b>439.7776</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Energy	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	74.7005	74.7005	3.3200e-003	1.1400e-003	75.1246
Mobile	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0207	0.1274	0.1481	2.1300e-003	5.0000e-005	0.2168
<b>Total</b>	<b>0.2604</b>	<b>0.2389</b>	<b>1.3549</b>	<b>3.2200e-003</b>	<b>0.3410</b>	<b>5.6300e-003</b>	<b>0.3467</b>	<b>0.0911</b>	<b>5.4800e-003</b>	<b>0.0966</b>	<b>27.7898</b>	<b>358.6539</b>	<b>386.4438</b>	<b>1.6624</b>	<b>0.0158</b>	<b>432.6994</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.93</b>	<b>1.79</b>	<b>0.04</b>	<b>0.51</b>	<b>1.61</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**



Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604
Unmitigated	0.1471	0.1961	1.3187	2.9600e-003	0.3410	2.3800e-003	0.3434	0.0911	2.2300e-003	0.0933	0.0000	283.8253	283.8253	0.0159	0.0146	288.5604

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	28.1653	28.1653	2.4300e-003	2.9000e-004	28.3128
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	35.2066	35.2066	3.0300e-003	3.6000e-004	35.3910
NaturalGas Mitigated	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
NaturalGas Unmitigated	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	872037	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
<b>Total</b>		<b>4.7000e-003</b>	<b>0.0428</b>	<b>0.0359</b>	<b>2.6000e-004</b>		<b>3.2500e-003</b>	<b>3.2500e-003</b>		<b>3.2500e-003</b>	<b>3.2500e-003</b>	<b>0.0000</b>	<b>46.5352</b>	<b>46.5352</b>	<b>8.9000e-004</b>	<b>8.5000e-004</b>	<b>46.8118</b>

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					
Health Club	872037	4.7000e-003	0.0428	0.0359	2.6000e-004		3.2500e-003	3.2500e-003		3.2500e-003	3.2500e-003	0.0000	46.5352	46.5352	8.9000e-004	8.5000e-004	46.8118
<b>Total</b>		<b>4.7000e-003</b>	<b>0.0428</b>	<b>0.0359</b>	<b>2.6000e-004</b>		<b>3.2500e-003</b>	<b>3.2500e-003</b>		<b>3.2500e-003</b>	<b>3.2500e-003</b>	<b>0.0000</b>	<b>46.5352</b>	<b>46.5352</b>	<b>8.9000e-004</b>	<b>8.5000e-004</b>	<b>46.8118</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	267572	35.2066	3.0300e-003	3.6000e-004	35.3910
<b>Total</b>		<b>35.2066</b>	<b>3.0300e-003</b>	<b>3.6000e-004</b>	<b>35.3910</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	214058	28.1653	2.4300e-003	2.9000e-004	28.3128
<b>Total</b>		<b>28.1653</b>	<b>2.4300e-003</b>	<b>2.9000e-004</b>	<b>28.3128</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
Unmitigated	0.1086	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004

**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	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0975					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
<b>Total</b>	<b>0.1086</b>	<b>0.0000</b>	<b>3.4000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.7000e-004</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.1000e-004</b>



Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0975					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.7000e-004	6.7000e-004	0.0000	0.0000	7.1000e-004
<b>Total</b>	<b>0.1086</b>	<b>0.0000</b>	<b>3.4000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.7000e-004</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.1000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1481	2.1300e-003	5.0000e-005	0.2168
Unmitigated	0.1481	2.1300e-003	5.0000e-005	0.2168

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0651616 / 0.0107781	0.1481	2.1300e-003	5.0000e-005	0.2168
<b>Total</b>		<b>0.1481</b>	<b>2.1300e-003</b>	<b>5.0000e-005</b>	<b>0.2168</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0651616 / 0.0107781	0.1481	2.1300e-003	5.0000e-005	0.2168
<b>Total</b>		<b>0.1481</b>	<b>2.1300e-003</b>	<b>5.0000e-005</b>	<b>0.2168</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	27.7692	1.6411	0.0000	68.7969
Unmitigated	27.7692	1.6411	0.0000	68.7969

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
<b>Total</b>	<b>2.3014</b>	<b>1.9952</b>	<b>13.7041</b>	<b>0.0314</b>	<b>3.3111</b>	<b>0.0406</b>	<b>3.3517</b>	<b>0.8831</b>	<b>0.0392</b>	<b>0.9223</b>		<b>3,445.3140</b>	<b>3,445.3140</b>	<b>0.1668</b>	<b>0.1547</b>	<b>3,495.5734</b>

**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	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
<b>Total</b>	<b>2.3014</b>	<b>1.9952</b>	<b>13.7041</b>	<b>0.0314</b>	<b>3.3111</b>	<b>0.0406</b>	<b>3.3517</b>	<b>0.8831</b>	<b>0.0392</b>	<b>0.9223</b>		<b>3,445.3140</b>	<b>3,445.3140</b>	<b>0.1668</b>	<b>0.1547</b>	<b>3,495.5734</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212
Unmitigated	1.6804	1.7609	13.5046	0.0299	3.3111	0.0228	3.3339	0.8831	0.0213	0.9045		3,164.2325	3,164.2325	0.1614	0.1495	3,212.8212

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
NaturalGas Unmitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2389.14	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
<b>Total</b>		<b>0.0258</b>	<b>0.2342</b>	<b>0.1968</b>	<b>1.4100e-003</b>		<b>0.0178</b>	<b>0.0178</b>		<b>0.0178</b>	<b>0.0178</b>		<b>281.0756</b>	<b>281.0756</b>	<b>5.3900e-003</b>	<b>5.1500e-003</b>	<b>282.7459</b>

**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					
Health Club	2.38914	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
<b>Total</b>		<b>0.0258</b>	<b>0.2342</b>	<b>0.1968</b>	<b>1.4100e-003</b>		<b>0.0178</b>	<b>0.0178</b>		<b>0.0178</b>	<b>0.0178</b>		<b>281.0756</b>	<b>281.0756</b>	<b>5.3900e-003</b>	<b>5.1500e-003</b>	<b>282.7459</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Unmitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
<b>Total</b>	<b>0.5953</b>	<b>2.0000e-005</b>	<b>2.7500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.9000e-003</b>	<b>5.9000e-003</b>	<b>2.0000e-005</b>		<b>6.2900e-003</b>



Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
<b>Total</b>	<b>0.5953</b>	<b>2.0000e-005</b>	<b>2.7500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.9000e-003</b>	<b>5.9000e-003</b>	<b>2.0000e-005</b>		<b>6.2900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.97	1000sqft	0.62	26,973.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13487	12000
tblAreaCoating	Area_Nonresidential_Interior	40460	36000

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	153.73	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,595,090.59	65,161.60
tblWater	OutdoorWaterUseRate	977,636.17	10,778.06

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
<b>Total</b>	<b>2.0063</b>	<b>2.1059</b>	<b>12.4625</b>	<b>0.0292</b>	<b>3.3111</b>	<b>0.0406</b>	<b>3.3517</b>	<b>0.8831</b>	<b>0.0392</b>	<b>0.9223</b>		<b>3,223.1033</b>	<b>3,223.1033</b>	<b>0.1731</b>	<b>0.1579</b>	<b>3,274.4848</b>

**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	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Energy	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
Mobile	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
<b>Total</b>	<b>2.0063</b>	<b>2.1059</b>	<b>12.4625</b>	<b>0.0292</b>	<b>3.3111</b>	<b>0.0406</b>	<b>3.3517</b>	<b>0.8831</b>	<b>0.0392</b>	<b>0.9223</b>		<b>3,223.1033</b>	<b>3,223.1033</b>	<b>0.1731</b>	<b>0.1579</b>	<b>3,274.4848</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326
Unmitigated	1.3853	1.8717	12.2630	0.0278	3.3111	0.0228	3.3339	0.8831	0.0214	0.9045		2,942.0218	2,942.0218	0.1676	0.1528	2,991.7326

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	324.01	562.93	720.99	902,079	902,079
Total	324.01	562.93	720.99	902,079	902,079

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
NaturalGas Unmitigated	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	2389.14	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
<b>Total</b>		<b>0.0258</b>	<b>0.2342</b>	<b>0.1968</b>	<b>1.4100e-003</b>		<b>0.0178</b>	<b>0.0178</b>		<b>0.0178</b>	<b>0.0178</b>		<b>281.0756</b>	<b>281.0756</b>	<b>5.3900e-003</b>	<b>5.1500e-003</b>	<b>282.7459</b>

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					
Health Club	2.38914	0.0258	0.2342	0.1968	1.4100e-003		0.0178	0.0178		0.0178	0.0178		281.0756	281.0756	5.3900e-003	5.1500e-003	282.7459
<b>Total</b>		<b>0.0258</b>	<b>0.2342</b>	<b>0.1968</b>	<b>1.4100e-003</b>		<b>0.0178</b>	<b>0.0178</b>		<b>0.0178</b>	<b>0.0178</b>		<b>281.0756</b>	<b>281.0756</b>	<b>5.3900e-003</b>	<b>5.1500e-003</b>	<b>282.7459</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
Unmitigated	0.5953	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
<b>Total</b>	<b>0.5953</b>	<b>2.0000e-005</b>	<b>2.7500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.9000e-003</b>	<b>5.9000e-003</b>	<b>2.0000e-005</b>		<b>6.2900e-003</b>

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.5000e-004	2.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.9000e-003	5.9000e-003	2.0000e-005		6.2900e-003
<b>Total</b>	<b>0.5953</b>	<b>2.0000e-005</b>	<b>2.7500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>5.9000e-003</b>	<b>5.9000e-003</b>	<b>2.0000e-005</b>		<b>6.2900e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat  
Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis



Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Energy	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	1,362.3642	1,362.3642	0.0654	0.0203	1,370.0457
Mobile	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	113.1553	0.0000	113.1553	6.6873	0.0000	280.3374
Water						0.0000	0.0000		0.0000	0.0000	0.5743	6.7185	7.2929	0.0596	1.4600e-003	9.2178
<b>Total</b>	<b>3.0126</b>	<b>11.5171</b>	<b>12.9011</b>	<b>0.0862</b>	<b>5.5145</b>	<b>0.1933</b>	<b>5.7078</b>	<b>1.5116</b>	<b>0.1864</b>	<b>1.6980</b>	<b>113.7296</b>	<b>9,215.9273</b>	<b>9,329.6569</b>	<b>7.0124</b>	<b>0.8476</b>	<b>9,757.5562</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

**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	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Energy	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	1,245.0087	1,245.0087	0.0553	0.0191	1,252.0758
Mobile	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	113.1553	0.0000	113.1553	6.6873	0.0000	280.3374
Water						0.0000	0.0000		0.0000	0.0000	0.5743	6.7185	7.2929	0.0596	1.4600e-003	9.2178
<b>Total</b>	<b>3.0126</b>	<b>11.5171</b>	<b>12.9011</b>	<b>0.0862</b>	<b>5.5145</b>	<b>0.1933</b>	<b>5.7078</b>	<b>1.5116</b>	<b>0.1864</b>	<b>1.6980</b>	<b>113.7296</b>	<b>9,098.5719</b>	<b>9,212.3015</b>	<b>7.0023</b>	<b>0.8464</b>	<b>9,639.5862</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.27</b>	<b>1.26</b>	<b>0.14</b>	<b>0.14</b>	<b>1.21</b>

**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	5/2/2021	4/30/2021	5	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 (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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**



Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**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	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226
Unmitigated	1.0636	10.5105	12.0184	0.0807	5.5145	0.1278	5.6423	1.5116	0.1219	1.6335	0.0000	7,745.1357	7,745.1357	0.1672	0.8259	7,995.4226

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
<b>Total</b>	<b>2,201.40</b>	<b>894.60</b>	<b>2,247.75</b>	<b>13,694,937</b>	<b>13,694,937</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290700	0.082500	0.182400	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	469.4217	469.4217	0.0405	4.8500e-003	471.8799
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	586.7772	586.7772	0.0506	6.0700e-003	589.8498
NaturalGas Mitigated	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
NaturalGas Unmitigated	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.4534e+007	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
User Defined Industrial	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
<b>Total</b>		<b>0.0784</b>	<b>0.7125</b>	<b>0.5985</b>	<b>4.2700e-003</b>		<b>0.0542</b>	<b>0.0542</b>		<b>0.0542</b>	<b>0.0542</b>	<b>0.0000</b>	<b>775.5870</b>	<b>775.5870</b>	<b>0.0149</b>	<b>0.0142</b>	<b>780.1959</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.4534e+007	0.0784	0.7125	0.5985	4.2700e-003		0.0542	0.0542		0.0542	0.0542	0.0000	775.5870	775.5870	0.0149	0.0142	780.1959
User Defined Industrial	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
<b>Total</b>		<b>0.0784</b>	<b>0.7125</b>	<b>0.5985</b>	<b>4.2700e-003</b>		<b>0.0542</b>	<b>0.0542</b>		<b>0.0542</b>	<b>0.0542</b>	<b>0.0000</b>	<b>775.5870</b>	<b>775.5870</b>	<b>0.0149</b>	<b>0.0142</b>	<b>780.1959</b>

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**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			
General Heavy Industry	4.45954e+006	586.7772	0.0506	6.0700e-003	589.8498
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>586.7772</b>	<b>0.0506</b>	<b>6.0700e-003</b>	<b>589.8498</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.56763e+006	469.4217	0.0405	4.8500e-003	471.8799
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>469.4217</b>	<b>0.0405</b>	<b>4.8500e-003</b>	<b>471.8799</b>

**6.0 Area Detail**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
Unmitigated	1.8339	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238

**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	0.2084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0500e-003	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
<b>Total</b>	<b>1.8339</b>	<b>1.0000e-004</b>	<b>0.0114</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.0223</b>	<b>0.0223</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0238</b>

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**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	0.2084					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0500e-003	1.0000e-004	0.0114	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0223	0.0223	6.0000e-005	0.0000	0.0238
<b>Total</b>	<b>1.8339</b>	<b>1.0000e-004</b>	<b>0.0114</b>	<b>0.0000</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>		<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.0223</b>	<b>0.0223</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0238</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.2929	0.0596	1.4600e-003	9.2178
Unmitigated	7.2929	0.0596	1.4600e-003	9.2178

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	1.81029 / 2.4743	7.2929	0.0596	1.4600e-003	9.2178
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>7.2929</b>	<b>0.0596</b>	<b>1.4600e-003</b>	<b>9.2178</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	1.81029 / 2.4743	7.2929	0.0596	1.4600e-003	9.2178
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>7.2929</b>	<b>0.0596</b>	<b>1.4600e-003</b>	<b>9.2178</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	113.1553	6.6873	0.0000	280.3374
Unmitigated	113.1553	6.6873	0.0000	280.3374



Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	557.44	113.1553	6.6873	0.0000	280.3374
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>113.1553</b>	<b>6.6873</b>	<b>0.0000</b>	<b>280.3374</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	557.44	113.1553	6.6873	0.0000	280.3374
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>113.1553</b>	<b>6.6873</b>	<b>0.0000</b>	<b>280.3374</b>

**9.0 Operational Offroad**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

**UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
<b>Total</b>	<b>0.0367</b>	<b>0.2941</b>	<b>0.2729</b>	<b>1.1600e-003</b>		<b>0.0113</b>	<b>0.0113</b>		<b>0.0104</b>	<b>0.0104</b>	<b>0.0000</b>	<b>101.6866</b>	<b>101.6866</b>	<b>0.0329</b>	<b>0.0000</b>	<b>102.5088</b>

**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**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat  
Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>17.9151</b>	<b>66.1872</b>	<b>84.4153</b>	<b>0.5327</b>	<b>34.2232</b>	<b>1.1404</b>	<b>35.3636</b>	<b>9.3657</b>	<b>1.0991</b>	<b>10.4648</b>	<b>0.0000</b>	<b>58,481.7085</b>	<b>58,481.7085</b>	<b>1.4082</b>	<b>5.6290</b>	<b>60,194.3402</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

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	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.7240	53,182.7240	1.1192	5.5431	54,862.5386
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>17.9151</b>	<b>66.1872</b>	<b>84.4153</b>	<b>0.5327</b>	<b>34.2232</b>	<b>1.1404</b>	<b>35.3636</b>	<b>9.3657</b>	<b>1.0991</b>	<b>10.4648</b>	<b>0.0000</b>	<b>58,481.7085</b>	<b>58,481.7085</b>	<b>1.4082</b>	<b>5.6290</b>	<b>60,194.3402</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.72 40	53,182.72 40	1.1192	5.5431	54,862.53 86
Unmitigated	7.2333	60.6712	79.5495	0.5029	34.2232	0.7816	35.0048	9.3657	0.7452	10.1110		53,182.72 40	53,182.72 40	1.1192	5.5431	54,862.53 86

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
<b>Total</b>	<b>2,201.40</b>	<b>894.60</b>	<b>2,247.75</b>	<b>13,694,937</b>	<b>13,694,937</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290700	0.082500	0.182400	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
NaturalGas Unmitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	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
<b>Total</b>		<b>0.4294</b>	<b>3.9038</b>	<b>3.2792</b>	<b>0.0234</b>		<b>0.2967</b>	<b>0.2967</b>		<b>0.2967</b>	<b>0.2967</b>		<b>4,684.5936</b>	<b>4,684.5936</b>	<b>0.0898</b>	<b>0.0859</b>	<b>4,712.4318</b>

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					
General Heavy Industry	39.819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	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
<b>Total</b>		<b>0.4294</b>	<b>3.9038</b>	<b>3.2792</b>	<b>0.0234</b>		<b>0.2967</b>	<b>0.2967</b>		<b>0.2967</b>	<b>0.2967</b>		<b>4,684.5936</b>	<b>4,684.5936</b>	<b>0.0898</b>	<b>0.0859</b>	<b>4,712.4318</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**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	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Unmitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096

**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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
<b>Total</b>	<b>10.0513</b>	<b>8.3000e-004</b>	<b>0.0916</b>	<b>1.0000e-005</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>0.1968</b>	<b>0.1968</b>	<b>5.1000e-004</b>		<b>0.2096</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
<b>Total</b>	<b>10.0513</b>	<b>8.3000e-004</b>	<b>0.0916</b>	<b>1.0000e-005</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>0.1968</b>	<b>0.1968</b>	<b>5.1000e-004</b>		<b>0.2096</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG



Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Summer

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	449.55	1000sqft	10.32	449,550.00	0
User Defined Industrial	449.55	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/28/2021	4/30/2021
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	103,958,437.50	1,810,290.50
tblWater	OutdoorWaterUseRate	0.00	2,474,298.50

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>17.1057</b>	<b>69.5301</b>	<b>76.3469</b>	<b>0.5211</b>	<b>34.2232</b>	<b>1.1407</b>	<b>35.3639</b>	<b>9.3657</b>	<b>1.0994</b>	<b>10.4651</b>	<b>0.0000</b>	<b>57,256.8005</b>	<b>57,256.8005</b>	<b>1.4146</b>	<b>5.6507</b>	<b>58,976.0880</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**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	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Energy	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
Mobile	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>17.1057</b>	<b>69.5301</b>	<b>76.3469</b>	<b>0.5211</b>	<b>34.2232</b>	<b>1.1407</b>	<b>35.3639</b>	<b>9.3657</b>	<b>1.0994</b>	<b>10.4651</b>	<b>0.0000</b>	<b>57,256.8005</b>	<b>57,256.8005</b>	<b>1.4146</b>	<b>5.6507</b>	<b>58,976.0880</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864
Unmitigated	6.4239	64.0141	71.4810	0.4913	34.2232	0.7819	35.0052	9.3657	0.7456	10.1113		51,957.8159	51,957.8159	1.1257	5.5649	53,644.2864

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,723.48	700.40	1759.81	7,305,738	7,305,738
User Defined Industrial	477.92	194.21	487.94	6,389,199	6,389,199
<b>Total</b>	<b>2,201.40</b>	<b>894.60</b>	<b>2,247.75</b>	<b>13,694,937</b>	<b>13,694,937</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290700	0.082500	0.182400	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
NaturalGas Unmitigated	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	39819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	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
<b>Total</b>		<b>0.4294</b>	<b>3.9038</b>	<b>3.2792</b>	<b>0.0234</b>		<b>0.2967</b>	<b>0.2967</b>		<b>0.2967</b>	<b>0.2967</b>		<b>4,684.5936</b>	<b>4,684.5936</b>	<b>0.0898</b>	<b>0.0859</b>	<b>4,712.4318</b>

**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					
General Heavy Industry	39.819	0.4294	3.9038	3.2792	0.0234		0.2967	0.2967		0.2967	0.2967		4,684.5936	4,684.5936	0.0898	0.0859	4,712.4318
User Defined Industrial	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
<b>Total</b>		<b>0.4294</b>	<b>3.9038</b>	<b>3.2792</b>	<b>0.0234</b>		<b>0.2967</b>	<b>0.2967</b>		<b>0.2967</b>	<b>0.2967</b>		<b>4,684.5936</b>	<b>4,684.5936</b>	<b>0.0898</b>	<b>0.0859</b>	<b>4,712.4318</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**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	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
Unmitigated	10.0513	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096

**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	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
<b>Total</b>	<b>10.0513</b>	<b>8.3000e-004</b>	<b>0.0916</b>	<b>1.0000e-005</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>0.1968</b>	<b>0.1968</b>	<b>5.1000e-004</b>		<b>0.2096</b>

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.4300e-003	8.3000e-004	0.0916	1.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		0.1968	0.1968	5.1000e-004		0.2096
<b>Total</b>	<b>10.0513</b>	<b>8.3000e-004</b>	<b>0.0916</b>	<b>1.0000e-005</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>3.3000e-004</b>	<b>3.3000e-004</b>		<b>0.1968</b>	<b>0.1968</b>	<b>5.1000e-004</b>		<b>0.2096</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Intensity General Light Industrial Operat - Riverside-South Coast County, Winter

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

## Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

**2.0 Emissions Summary**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Energy	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	1,669.0450	1,669.0450	0.1148	0.0207	1,678.0913
Mobile	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289
Offroad	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.1689	60.4669	65.6358	0.5361	0.0132	82.9604
<b>Total</b>	<b>20.6016</b>	<b>45.8704</b>	<b>48.8526</b>	<b>0.3212</b>	<b>19.6302</b>	<b>0.6681</b>	<b>20.2982</b>	<b>5.3226</b>	<b>0.6359</b>	<b>5.9585</b>	<b>673.0092</b>	<b>32,443.0487</b>	<b>33,116.0578</b>	<b>41.1103</b>	<b>3.6058</b>	<b>35,218.3565</b>

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

**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	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Energy	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	1,422.0307	1,422.0307	0.0935	0.0182	1,429.7835
Mobile	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.6864	29,950.6864	0.7441	3.5720	31,033.7289
Offroad	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.1689	60.4669	65.6358	0.5361	0.0132	82.9604
<b>Total</b>	<b>20.6016</b>	<b>45.8704</b>	<b>48.8526</b>	<b>0.3212</b>	<b>19.6302</b>	<b>0.6681</b>	<b>20.2982</b>	<b>5.3226</b>	<b>0.6359</b>	<b>5.9585</b>	<b>673.0092</b>	<b>32,196.0344</b>	<b>32,869.0436</b>	<b>41.0891</b>	<b>3.6033</b>	<b>34,970.0487</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.76</b>	<b>0.75</b>	<b>0.05</b>	<b>0.07</b>	<b>0.71</b>

**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	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**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	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.68 64	29,950.68 64	0.7441	3.5720	31,033.72 89
Unmitigated	4.0307	43.2654	46.3683	0.3101	19.6302	0.5529	20.1831	5.3226	0.5275	5.8500	0.0000	29,950.68 64	29,950.68 64	0.7441	3.5720	31,033.72 89

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
<b>Total</b>	<b>8,606.54</b>	<b>3,497.32</b>	<b>8,425.29</b>	<b>49,250,453</b>	<b>49,250,453</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	988.0570	988.0570	0.0852	0.0102	993.2310
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,235.0713	1,235.0713	0.1064	0.0128	1,241.5387
NaturalGas Mitigated	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
NaturalGas Unmitigated	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - 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					
Unrefrigerated Warehouse-No Rail	8.13236e+006	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
User Defined Industrial	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
<b>Total</b>		<b>0.0439</b>	<b>0.3987</b>	<b>0.3349</b>	<b>2.3900e-003</b>		<b>0.0303</b>	<b>0.0303</b>		<b>0.0303</b>	<b>0.0303</b>	<b>0.0000</b>	<b>433.9737</b>	<b>433.9737</b>	<b>8.3200e-003</b>	<b>7.9600e-003</b>	<b>436.5526</b>

**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					
Unrefrigerated Warehouse-No Rail	8.13236e+006	0.0439	0.3987	0.3349	2.3900e-003		0.0303	0.0303		0.0303	0.0303	0.0000	433.9737	433.9737	8.3200e-003	7.9600e-003	436.5526
User Defined Industrial	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
<b>Total</b>		<b>0.0439</b>	<b>0.3987</b>	<b>0.3349</b>	<b>2.3900e-003</b>		<b>0.0303</b>	<b>0.0303</b>		<b>0.0303</b>	<b>0.0303</b>	<b>0.0000</b>	<b>433.9737</b>	<b>433.9737</b>	<b>8.3200e-003</b>	<b>7.9600e-003</b>	<b>436.5526</b>

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	9.3866e+006	1,235.0713	0.1064	0.0128	1,241.5387
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,235.0713</b>	<b>0.1064</b>	<b>0.0128</b>	<b>1,241.5387</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	7.50928e+006	988.0570	0.0852	0.0102	993.2310
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>988.0570</b>	<b>0.0852</b>	<b>0.0102</b>	<b>993.2310</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
Unmitigated	16.2518	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139

**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	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	14.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.4800e-003	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
<b>Total</b>	<b>16.2518</b>	<b>9.3000e-004</b>	<b>0.1030</b>	<b>1.0000e-005</b>		<b>3.7000e-004</b>	<b>3.7000e-004</b>		<b>3.7000e-004</b>	<b>3.7000e-004</b>	<b>0.0000</b>	<b>0.2008</b>	<b>0.2008</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>0.2139</b>

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	14.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.4800e-003	9.3000e-004	0.1030	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	0.2008	0.2008	5.2000e-004	0.0000	0.2139
<b>Total</b>	<b>16.2518</b>	<b>9.3000e-004</b>	<b>0.1030</b>	<b>1.0000e-005</b>		<b>3.7000e-004</b>	<b>3.7000e-004</b>		<b>3.7000e-004</b>	<b>3.7000e-004</b>	<b>0.0000</b>	<b>0.2008</b>	<b>0.2008</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>0.2139</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	65.6358	0.5361	0.0132	82.9604
Unmitigated	65.6358	0.5361	0.0132	82.9604

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	16.2926 / 22.2687	65.6358	0.5361	0.0132	82.9604
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>65.6358</b>	<b>0.5361</b>	<b>0.0132</b>	<b>82.9604</b>



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	16.2926 / 22.2687	65.6358	0.5361	0.0132	82.9604
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>65.6358</b>	<b>0.5361</b>	<b>0.0132</b>	<b>82.9604</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**9.0 Operational Offroad**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	15	4.00	365	200	0.37	CNG

**UnMitigated/Mitigated**

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2753	2.2055	2.0464	8.6900e-003		0.0845	0.0845		0.0778	0.0778	0.0000	762.6496	762.6496	0.2467	0.0000	768.8160
<b>Total</b>	<b>0.2753</b>	<b>2.2055</b>	<b>2.0464</b>	<b>8.6900e-003</b>		<b>0.0845</b>	<b>0.0845</b>		<b>0.0778</b>	<b>0.0778</b>	<b>0.0000</b>	<b>762.6496</b>	<b>762.6496</b>	<b>0.2467</b>	<b>0.0000</b>	<b>768.8160</b>

**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**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

## Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

**2.0 Emissions Summary**



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>118.0552</b>	<b>260.6676</b>	<b>316.6640</b>	<b>1.9660</b>	<b>120.1223</b>	<b>3.9655</b>	<b>124.0878</b>	<b>32.5219</b>	<b>3.7751</b>	<b>36.2970</b>	<b>0.0000</b>	<b>210,051.4742</b>	<b>210,051.4742</b>	<b>6.4581</b>	<b>23.7081</b>	<b>217,277.9353</b>



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**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	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>118.0552</b>	<b>260.6676</b>	<b>316.6640</b>	<b>1.9660</b>	<b>120.1223</b>	<b>3.9655</b>	<b>124.0878</b>	<b>32.5219</b>	<b>3.7751</b>	<b>36.2970</b>	<b>0.0000</b>	<b>210,051.4742</b>	<b>210,051.4742</b>	<b>6.4581</b>	<b>23.7081</b>	<b>217,277.9353</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427
Unmitigated	27.2320	246.3910	302.7919	1.9052	120.1223	3.3335	123.4558	32.5219	3.1802	35.7021		202,822.0189	202,822.0189	4.9134	23.6600	209,995.5427

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
<b>Total</b>	<b>8,606.54</b>	<b>3,497.32</b>	<b>8,425.29</b>	<b>49,250,453</b>	<b>49,250,453</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
NaturalGas Unmitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Unrefrigerated Warehouse-No Rail	22280.4	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	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
<b>Total</b>		<b>0.2403</b>	<b>2.1844</b>	<b>1.8349</b>	<b>0.0131</b>		<b>0.1660</b>	<b>0.1660</b>		<b>0.1660</b>	<b>0.1660</b>		<b>2,621.2279</b>	<b>2,621.2279</b>	<b>0.0502</b>	<b>0.0481</b>	<b>2,636.8045</b>

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					
Unrefrigerated Warehouse-No Rail	22,280.4	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	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
<b>Total</b>		<b>0.2403</b>	<b>2.1844</b>	<b>1.8349</b>	<b>0.0131</b>		<b>0.1660</b>	<b>0.1660</b>		<b>0.1660</b>	<b>0.1660</b>		<b>2,621.2279</b>	<b>2,621.2279</b>	<b>0.0502</b>	<b>0.0481</b>	<b>2,636.8045</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**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	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Unmitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
<b>Total</b>	<b>89.0747</b>	<b>7.4700e-003</b>	<b>0.8240</b>	<b>6.0000e-005</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>1.7709</b>	<b>1.7709</b>	<b>4.6100e-003</b>		<b>1.8861</b>



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
<b>Total</b>	<b>89.0747</b>	<b>7.4700e-003</b>	<b>0.8240</b>	<b>6.0000e-005</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>1.7709</b>	<b>1.7709</b>	<b>4.6100e-003</b>		<b>1.8861</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	15	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>1.5082</b>	<b>12.0848</b>	<b>11.2132</b>	<b>0.0476</b>		<b>0.4631</b>	<b>0.4631</b>		<b>0.4260</b>	<b>0.4260</b>	<b>0.0000</b>	<b>4,606.4565</b>	<b>4,606.4565</b>	<b>1.4898</b>		<b>4,643.7020</b>

**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**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,045.95	1000sqft	92.88	4,045,950.00	0
User Defined Industrial	4,045.95	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

## Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	2022975	1750000
tblAreaCoating	Area_Nonresidential_Interior	6068925	5250000
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	15.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	3,803.19	3,290.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.71
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	935,625,937.50	16,292,614.50
tblWater	OutdoorWaterUseRate	0.00	22,268,686.50

**2.0 Emissions Summary**



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>114.7514</b>	<b>274.6635</b>	<b>285.7022</b>	<b>1.9212</b>	<b>120.1223</b>	<b>3.9674</b>	<b>124.0897</b>	<b>32.5219</b>	<b>3.7770</b>	<b>36.2989</b>	<b>0.0000</b>	<b>205,313.2255</b>	<b>205,313.2255</b>	<b>6.4842</b>	<b>23.7829</b>	<b>212,562.6334</b>

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**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	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Energy	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
Mobile	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Offroad	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>114.7514</b>	<b>274.6635</b>	<b>285.7022</b>	<b>1.9212</b>	<b>120.1223</b>	<b>3.9674</b>	<b>124.0897</b>	<b>32.5219</b>	<b>3.7770</b>	<b>36.2989</b>	<b>0.0000</b>	<b>205,313.2255</b>	<b>205,313.2255</b>	<b>6.4842</b>	<b>23.7829</b>	<b>212,562.6334</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408
Unmitigated	23.9282	260.3869	271.8302	1.8604	120.1223	3.3354	123.4577	32.5219	3.1820	35.7039		198,083.7702	198,083.7702	4.9395	23.7348	205,280.2408

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	7,071.11	2,873.43	6922.22	28,857,829	28,857,829
User Defined Industrial	1,535.44	623.89	1503.07	20,392,624	20,392,624
<b>Total</b>	<b>8,606.54</b>	<b>3,497.32</b>	<b>8,425.29</b>	<b>49,250,453</b>	<b>49,250,453</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083300	0.023600	0.106800	0.786300	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
NaturalGas Unmitigated	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Unrefrigerated Warehouse-No Rail	22280.4	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	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
<b>Total</b>		<b>0.2403</b>	<b>2.1844</b>	<b>1.8349</b>	<b>0.0131</b>		<b>0.1660</b>	<b>0.1660</b>		<b>0.1660</b>	<b>0.1660</b>		<b>2,621.2279</b>	<b>2,621.2279</b>	<b>0.0502</b>	<b>0.0481</b>	<b>2,636.8045</b>

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					
Unrefrigerated Warehouse-No Rail	22.2804	0.2403	2.1844	1.8349	0.0131		0.1660	0.1660		0.1660	0.1660		2,621.2279	2,621.2279	0.0502	0.0481	2,636.8045
User Defined Industrial	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
<b>Total</b>		<b>0.2403</b>	<b>2.1844</b>	<b>1.8349</b>	<b>0.0131</b>		<b>0.1660</b>	<b>0.1660</b>		<b>0.1660</b>	<b>0.1660</b>		<b>2,621.2279</b>	<b>2,621.2279</b>	<b>0.0502</b>	<b>0.0481</b>	<b>2,636.8045</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**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	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
Unmitigated	89.0747	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
<b>Total</b>	<b>89.0747</b>	<b>7.4700e-003</b>	<b>0.8240</b>	<b>6.0000e-005</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>1.7709</b>	<b>1.7709</b>	<b>4.6100e-003</b>		<b>1.8861</b>

Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	80.1098					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0759	7.4700e-003	0.8240	6.0000e-005		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		1.7709	1.7709	4.6100e-003		1.8861
<b>Total</b>	<b>89.0747</b>	<b>7.4700e-003</b>	<b>0.8240</b>	<b>6.0000e-005</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>2.9300e-003</b>	<b>2.9300e-003</b>		<b>1.7709</b>	<b>1.7709</b>	<b>4.6100e-003</b>		<b>1.8861</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	15	4.00	365	200	0.37	CNG



Beaumont Pointe Alternatives (Reduced Intensity High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.5082	12.0848	11.2132	0.0476		0.4631	0.4631		0.4260	0.4260	0.0000	4,606.4565	4,606.4565	1.4898		4,643.7020
<b>Total</b>	<b>1.5082</b>	<b>12.0848</b>	<b>11.2132</b>	<b>0.0476</b>		<b>0.4631</b>	<b>0.4631</b>		<b>0.4260</b>	<b>0.4260</b>	<b>0.0000</b>	<b>4,606.4565</b>	<b>4,606.4565</b>	<b>1.4898</b>		<b>4,643.7020</b>

**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**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Energy	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	151.3708	151.3708	7.2700e-003	2.2500e-003	152.2243
Mobile	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0359	0.2214	0.2573	3.7100e-003	9.0000e-005	0.3767
<b>Total</b>	<b>0.4457</b>	<b>0.3964</b>	<b>2.2003</b>	<b>5.2600e-003</b>	<b>0.5517</b>	<b>9.8800e-003</b>	<b>0.5615</b>	<b>0.1473</b>	<b>9.6300e-003</b>	<b>0.1570</b>	<b>46.3179</b>	<b>610.7229</b>	<b>657.0408</b>	<b>2.7718</b>	<b>0.0259</b>	<b>734.0531</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

**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	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Energy	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	138.3315	138.3315	6.1500e-003	2.1200e-003	139.1168
Mobile	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Waste						0.0000	0.0000		0.0000	0.0000	46.2819	0.0000	46.2819	2.7352	0.0000	114.6616
Water						0.0000	0.0000		0.0000	0.0000	0.0359	0.2214	0.2573	3.7100e-003	9.0000e-005	0.3767
<b>Total</b>	<b>0.4457</b>	<b>0.3964</b>	<b>2.2003</b>	<b>5.2600e-003</b>	<b>0.5517</b>	<b>9.8800e-003</b>	<b>0.5615</b>	<b>0.1473</b>	<b>9.6300e-003</b>	<b>0.1570</b>	<b>46.3179</b>	<b>597.6837</b>	<b>644.0016</b>	<b>2.7707</b>	<b>0.0258</b>	<b>720.9456</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.14</b>	<b>1.98</b>	<b>0.04</b>	<b>0.50</b>	<b>1.79</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893
Unmitigated	0.2379	0.3173	2.1331	4.7900e-003	0.5517	3.8600e-003	0.5555	0.1473	3.6100e-003	0.1510	0.0000	459.1295	459.1295	0.0256	0.0236	466.7893

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	52.1569	52.1569	4.5000e-003	5.4000e-004	52.4300
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.1962	65.1962	5.6200e-003	6.7000e-004	65.5376
NaturalGas Mitigated	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
NaturalGas Unmitigated	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.61485e+006	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
<b>Total</b>		<b>8.7100e-003</b>	<b>0.0792</b>	<b>0.0665</b>	<b>4.7000e-004</b>		<b>6.0200e-003</b>	<b>6.0200e-003</b>		<b>6.0200e-003</b>	<b>6.0200e-003</b>	<b>0.0000</b>	<b>86.1746</b>	<b>86.1746</b>	<b>1.6500e-003</b>	<b>1.5800e-003</b>	<b>86.6867</b>

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					
Health Club	1.61485e+006	8.7100e-003	0.0792	0.0665	4.7000e-004		6.0200e-003	6.0200e-003		6.0200e-003	6.0200e-003	0.0000	86.1746	86.1746	1.6500e-003	1.5800e-003	86.6867
<b>Total</b>		<b>8.7100e-003</b>	<b>0.0792</b>	<b>0.0665</b>	<b>4.7000e-004</b>		<b>6.0200e-003</b>	<b>6.0200e-003</b>		<b>6.0200e-003</b>	<b>6.0200e-003</b>	<b>0.0000</b>	<b>86.1746</b>	<b>86.1746</b>	<b>1.6500e-003</b>	<b>1.5800e-003</b>	<b>86.6867</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	495494	65.1962	5.6200e-003	6.7000e-004	65.5376
<b>Total</b>		<b>65.1962</b>	<b>5.6200e-003</b>	<b>6.7000e-004</b>	<b>65.5376</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	396395	52.1569	4.5000e-003	5.4000e-004	52.4300
<b>Total</b>		<b>52.1569</b>	<b>4.5000e-003</b>	<b>5.4000e-004</b>	<b>52.4300</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
Unmitigated	0.1991	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-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	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
<b>Total</b>	<b>0.1991</b>	<b>1.0000e-005</b>	<b>6.4000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.2400e-003</b>	<b>1.2400e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.3200e-003</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	6.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2400e-003	1.2400e-003	0.0000	0.0000	1.3200e-003
<b>Total</b>	<b>0.1991</b>	<b>1.0000e-005</b>	<b>6.4000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.2400e-003</b>	<b>1.2400e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.3200e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.2573	3.7100e-003	9.0000e-005	0.3767
Unmitigated	0.2573	3.7100e-003	9.0000e-005	0.3767

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.113233 / 0.0187294	0.2573	3.7100e-003	9.0000e-005	0.3767
<b>Total</b>		<b>0.2573</b>	<b>3.7100e-003</b>	<b>9.0000e-005</b>	<b>0.3767</b>



Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.113233 / 0.0187294	0.2573	3.7100e-003	9.0000e-005	0.3767
<b>Total</b>		<b>0.2573</b>	<b>3.7100e-003</b>	<b>9.0000e-005</b>	<b>0.3767</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	46.2819	2.7352	0.0000	114.6616
Unmitigated	46.2819	2.7352	0.0000	114.6616

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	228	46.2819	2.7352	0.0000	114.6616
<b>Total</b>		<b>46.2819</b>	<b>2.7352</b>	<b>0.0000</b>	<b>114.6616</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

## Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
<b>Total</b>	<b>4.2505</b>	<b>3.6947</b>	<b>25.3774</b>	<b>0.0580</b>	<b>6.1315</b>	<b>0.0752</b>	<b>6.2067</b>	<b>1.6354</b>	<b>0.0725</b>	<b>1.7079</b>		<b>6,380.0834</b>	<b>6,380.0834</b>	<b>0.3088</b>	<b>0.2864</b>	<b>6,473.1544</b>

**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	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
<b>Total</b>	<b>4.2505</b>	<b>3.6947</b>	<b>25.3774</b>	<b>0.0580</b>	<b>6.1315</b>	<b>0.0752</b>	<b>6.2067</b>	<b>1.6354</b>	<b>0.0725</b>	<b>1.7079</b>		<b>6,380.0834</b>	<b>6,380.0834</b>	<b>0.3088</b>	<b>0.2864</b>	<b>6,473.1544</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497
Unmitigated	3.1117	3.2609	25.0080	0.0554	6.1315	0.0422	6.1737	1.6354	0.0395	1.6749		5,859.5725	5,859.5725	0.2988	0.2769	5,949.5497

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
NaturalGas Unmitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	4424.25	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
<b>Total</b>		<b>0.0477</b>	<b>0.4338</b>	<b>0.3644</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>		<b>520.5000</b>	<b>520.5000</b>	<b>9.9800e-003</b>	<b>9.5400e-003</b>	<b>523.5931</b>

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					
Health Club	4.42425	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
<b>Total</b>		<b>0.0477</b>	<b>0.4338</b>	<b>0.3644</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>		<b>520.5000</b>	<b>520.5000</b>	<b>9.9800e-003</b>	<b>9.5400e-003</b>	<b>523.5931</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Unmitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116

**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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
<b>Total</b>	<b>1.0911</b>	<b>5.0000e-005</b>	<b>5.0900e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>0.0109</b>	<b>0.0109</b>	<b>3.0000e-005</b>		<b>0.0116</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
<b>Total</b>	<b>1.0911</b>	<b>5.0000e-005</b>	<b>5.0900e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>0.0109</b>	<b>0.0109</b>	<b>3.0000e-005</b>		<b>0.0116</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	49.95	1000sqft	1.15	49,949.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	24975	20000
tblAreaCoating	Area_Nonresidential_Interior	74924	60000

## Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	1.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	284.72	228.00
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	9.29
tblWater	IndoorWaterUseRate	2,954,200.04	113,233.24
tblWater	OutdoorWaterUseRate	1,810,638.74	18,729.36

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346
<b>Total</b>	<b>3.7040</b>	<b>3.8998</b>	<b>23.0783</b>	<b>0.0541</b>	<b>6.1315</b>	<b>0.0752</b>	<b>6.2067</b>	<b>1.6354</b>	<b>0.0725</b>	<b>1.7080</b>		<b>5,968.5903</b>	<b>5,968.5903</b>	<b>0.3204</b>	<b>0.2924</b>	<b>6,063.7392</b>

**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	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Energy	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
Mobile	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.0794	5,448.0794	0.3104	0.2829	5,540.1346
<b>Total</b>	<b>3.7040</b>	<b>3.8998</b>	<b>23.0783</b>	<b>0.0541</b>	<b>6.1315</b>	<b>0.0752</b>	<b>6.2067</b>	<b>1.6354</b>	<b>0.0725</b>	<b>1.7080</b>		<b>5,968.5903</b>	<b>5,968.5903</b>	<b>0.3204</b>	<b>0.2924</b>	<b>6,063.7392</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.079 4	5,448.079 4	0.3104	0.2829	5,540.134 6
Unmitigated	2.5652	3.4660	22.7089	0.0515	6.1315	0.0422	6.1738	1.6354	0.0396	1.6750		5,448.079 4	5,448.079 4	0.3104	0.2829	5,540.134 6

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	464.00	1,042.44	1335.14	1,459,247	1,459,247
Total	464.00	1,042.44	1,335.14	1,459,247	1,459,247

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464



Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
NaturalGas Unmitigated	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	4424.25	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
<b>Total</b>		<b>0.0477</b>	<b>0.4338</b>	<b>0.3644</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>		<b>520.5000</b>	<b>520.5000</b>	<b>9.9800e-003</b>	<b>9.5400e-003</b>	<b>523.5931</b>

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					
Health Club	4.42425	0.0477	0.4338	0.3644	2.6000e-003		0.0330	0.0330		0.0330	0.0330		520.5000	520.5000	9.9800e-003	9.5400e-003	523.5931
<b>Total</b>		<b>0.0477</b>	<b>0.4338</b>	<b>0.3644</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>		<b>520.5000</b>	<b>520.5000</b>	<b>9.9800e-003</b>	<b>9.5400e-003</b>	<b>523.5931</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
Unmitigated	1.0911	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116

**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	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
<b>Total</b>	<b>1.0911</b>	<b>5.0000e-005</b>	<b>5.0900e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>0.0109</b>	<b>0.0109</b>	<b>3.0000e-005</b>		<b>0.0116</b>

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7000e-004	5.0000e-005	5.0900e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0109	0.0109	3.0000e-005		0.0116
<b>Total</b>	<b>1.0911</b>	<b>5.0000e-005</b>	<b>5.0900e-003</b>	<b>0.0000</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>2.0000e-005</b>	<b>2.0000e-005</b>		<b>0.0109</b>	<b>0.0109</b>	<b>3.0000e-005</b>		<b>0.0116</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Bowling Alley Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Energy	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	98.3915	98.3915	4.7300e-003	1.4700e-003	98.9462
Mobile	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Waste						0.0000	0.0000		0.0000	0.0000	37.5696	0.0000	37.5696	2.2203	0.0000	93.0770
Water						0.0000	0.0000		0.0000	0.0000	0.0234	0.1439	0.1673	2.4100e-003	6.0000e-005	0.2448
<b>Total</b>	<b>0.3242</b>	<b>0.2997</b>	<b>1.7126</b>	<b>4.0600e-003</b>	<b>0.4316</b>	<b>6.9300e-003</b>	<b>0.4386</b>	<b>0.1153</b>	<b>6.7400e-003</b>	<b>0.1220</b>	<b>37.5929</b>	<b>457.7651</b>	<b>495.3580</b>	<b>2.2475</b>	<b>0.0200</b>	<b>557.4909</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

**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	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Energy	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	89.9159	89.9159	4.0000e-003	1.3800e-003	90.4263
Mobile	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Waste						0.0000	0.0000		0.0000	0.0000	37.5696	0.0000	37.5696	2.2203	0.0000	93.0770
Water						0.0000	0.0000		0.0000	0.0000	0.0234	0.1439	0.1673	2.4100e-003	6.0000e-005	0.2448
<b>Total</b>	<b>0.3242</b>	<b>0.2997</b>	<b>1.7126</b>	<b>4.0600e-003</b>	<b>0.4316</b>	<b>6.9300e-003</b>	<b>0.4386</b>	<b>0.1153</b>	<b>6.7400e-003</b>	<b>0.1220</b>	<b>37.5929</b>	<b>449.2895</b>	<b>486.8824</b>	<b>2.2468</b>	<b>0.0199</b>	<b>548.9710</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.85</b>	<b>1.71</b>	<b>0.03</b>	<b>0.45</b>	<b>1.53</b>

**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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220
Unmitigated	0.1861	0.2482	1.6690	3.7500e-003	0.4316	3.0200e-003	0.4346	0.1153	2.8300e-003	0.1181	0.0000	359.2289	359.2289	0.0201	0.0184	365.2220

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

**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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	33.9022	33.9022	2.9200e-003	3.5000e-004	34.0797
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	42.3777	42.3777	3.6500e-003	4.4000e-004	42.5996
NaturalGas Mitigated	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
NaturalGas Unmitigated	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	1.04966e+006	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
<b>Total</b>		<b>5.6600e-003</b>	<b>0.0515</b>	<b>0.0432</b>	<b>3.1000e-004</b>		<b>3.9100e-003</b>	<b>3.9100e-003</b>		<b>3.9100e-003</b>	<b>3.9100e-003</b>	<b>0.0000</b>	<b>56.0138</b>	<b>56.0138</b>	<b>1.0700e-003</b>	<b>1.0300e-003</b>	<b>56.3466</b>

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					
Health Club	1.04966e+006	5.6600e-003	0.0515	0.0432	3.1000e-004		3.9100e-003	3.9100e-003		3.9100e-003	3.9100e-003	0.0000	56.0138	56.0138	1.0700e-003	1.0300e-003	56.3466
<b>Total</b>		<b>5.6600e-003</b>	<b>0.0515</b>	<b>0.0432</b>	<b>3.1000e-004</b>		<b>3.9100e-003</b>	<b>3.9100e-003</b>		<b>3.9100e-003</b>	<b>3.9100e-003</b>	<b>0.0000</b>	<b>56.0138</b>	<b>56.0138</b>	<b>1.0700e-003</b>	<b>1.0300e-003</b>	<b>56.3466</b>



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	322073	42.3777	3.6500e-003	4.4000e-004	42.5996
<b>Total</b>		<b>42.3777</b>	<b>3.6500e-003</b>	<b>4.4000e-004</b>	<b>42.5996</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257658	33.9022	2.9200e-003	3.5000e-004	34.0797
<b>Total</b>		<b>33.9022</b>	<b>2.9200e-003</b>	<b>3.5000e-004</b>	<b>34.0797</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
Unmitigated	0.1324	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004

**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	0.0151					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
<b>Total</b>	<b>0.1324</b>	<b>0.0000</b>	<b>4.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>8.1000e-004</b>	<b>8.1000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>8.6000e-004</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0151					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1173					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	8.1000e-004	8.1000e-004	0.0000	0.0000	8.6000e-004
<b>Total</b>	<b>0.1324</b>	<b>0.0000</b>	<b>4.1000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>8.1000e-004</b>	<b>8.1000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>8.6000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1673	2.4100e-003	6.0000e-005	0.2448
Unmitigated	0.1673	2.4100e-003	6.0000e-005	0.2448

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0736016 / 0.0121741	0.1673	2.4100e-003	6.0000e-005	0.2448
<b>Total</b>		<b>0.1673</b>	<b>2.4100e-003</b>	<b>6.0000e-005</b>	<b>0.2448</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0736016 / 0.0121741	0.1673	2.4100e-003	6.0000e-005	0.2448
<b>Total</b>		<b>0.1673</b>	<b>2.4100e-003</b>	<b>6.0000e-005</b>	<b>0.2448</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.5696	2.2203	0.0000	93.0770
Unmitigated	37.5696	2.2203	0.0000	93.0770

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	185.08	37.5696	2.2203	0.0000	93.0770
<b>Total</b>		<b>37.5696</b>	<b>2.2203</b>	<b>0.0000</b>	<b>93.0770</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	185.08	37.5696	2.2203	0.0000	93.0770
<b>Total</b>		<b>37.5696</b>	<b>2.2203</b>	<b>0.0000</b>	<b>93.0770</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
<b>Total</b>	<b>2.7792</b>	<b>2.4016</b>	<b>16.4954</b>	<b>0.0377</b>	<b>3.9855</b>	<b>0.0489</b>	<b>4.0344</b>	<b>1.0630</b>	<b>0.0471</b>	<b>1.1102</b>		<b>4,147.0734</b>	<b>4,147.0734</b>	<b>0.2007</b>	<b>0.1862</b>	<b>4,207.5698</b>

**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	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
<b>Total</b>	<b>2.7792</b>	<b>2.4016</b>	<b>16.4954</b>	<b>0.0377</b>	<b>3.9855</b>	<b>0.0489</b>	<b>4.0344</b>	<b>1.0630</b>	<b>0.0471</b>	<b>1.1102</b>		<b>4,147.0734</b>	<b>4,147.0734</b>	<b>0.2007</b>	<b>0.1862</b>	<b>4,207.5698</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive 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	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252
Unmitigated	2.0226	2.1196	16.2553	0.0360	3.9855	0.0274	4.0129	1.0630	0.0257	1.0887		3,808.7397	3,808.7397	0.1942	0.1800	3,867.2252

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
NaturalGas Unmitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2875.78	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
<b>Total</b>		<b>0.0310</b>	<b>0.2819</b>	<b>0.2368</b>	<b>1.6900e-003</b>		<b>0.0214</b>	<b>0.0214</b>		<b>0.0214</b>	<b>0.0214</b>		<b>338.3266</b>	<b>338.3266</b>	<b>6.4800e-003</b>	<b>6.2000e-003</b>	<b>340.3371</b>

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					
Health Club	2.87578	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
<b>Total</b>		<b>0.0310</b>	<b>0.2819</b>	<b>0.2368</b>	<b>1.6900e-003</b>		<b>0.0214</b>	<b>0.0214</b>		<b>0.0214</b>	<b>0.0214</b>		<b>338.3266</b>	<b>338.3266</b>	<b>6.4800e-003</b>	<b>6.2000e-003</b>	<b>340.3371</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Unmitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-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	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
<b>Total</b>	<b>0.7256</b>	<b>3.0000e-005</b>	<b>3.3100e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>7.1100e-003</b>	<b>7.1100e-003</b>	<b>2.0000e-005</b>		<b>7.5700e-003</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
<b>Total</b>	<b>0.7256</b>	<b>3.0000e-005</b>	<b>3.3100e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>7.1100e-003</b>	<b>7.1100e-003</b>	<b>2.0000e-005</b>		<b>7.5700e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	32.47	1000sqft	0.75	32,467.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	5/14/2021	4/30/2021

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	13.12
tblWater	IndoorWaterUseRate	1,920,377.89	73,601.61
tblWater	OutdoorWaterUseRate	1,177,005.80	12,174.08

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
<b>Total</b>	<b>2.4240</b>	<b>2.5349</b>	<b>15.0010</b>	<b>0.0352</b>	<b>3.9855</b>	<b>0.0489</b>	<b>4.0344</b>	<b>1.0630</b>	<b>0.0472</b>	<b>1.1102</b>		<b>3,879.6016</b>	<b>3,879.6016</b>	<b>0.2083</b>	<b>0.1901</b>	<b>3,941.4487</b>

**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	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Energy	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
Mobile	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
<b>Total</b>	<b>2.4240</b>	<b>2.5349</b>	<b>15.0010</b>	<b>0.0352</b>	<b>3.9855</b>	<b>0.0489</b>	<b>4.0344</b>	<b>1.0630</b>	<b>0.0472</b>	<b>1.1102</b>		<b>3,879.6016</b>	<b>3,879.6016</b>	<b>0.2083</b>	<b>0.1901</b>	<b>3,941.4487</b>



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041
Unmitigated	1.6674	2.2529	14.7608	0.0335	3.9855	0.0275	4.0130	1.0630	0.0257	1.0887		3,541.2680	3,541.2680	0.2018	0.1839	3,601.1041

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	426.00	677.59	867.84	1,141,733	1,141,733
Total	426.00	677.59	867.84	1,141,733	1,141,733

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
NaturalGas Unmitigated	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2875.78	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
<b>Total</b>		<b>0.0310</b>	<b>0.2819</b>	<b>0.2368</b>	<b>1.6900e-003</b>		<b>0.0214</b>	<b>0.0214</b>		<b>0.0214</b>	<b>0.0214</b>		<b>338.3266</b>	<b>338.3266</b>	<b>6.4800e-003</b>	<b>6.2000e-003</b>	<b>340.3371</b>

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					
Health Club	2.87578	0.0310	0.2819	0.2368	1.6900e-003		0.0214	0.0214		0.0214	0.0214		338.3266	338.3266	6.4800e-003	6.2000e-003	340.3371
<b>Total</b>		<b>0.0310</b>	<b>0.2819</b>	<b>0.2368</b>	<b>1.6900e-003</b>		<b>0.0214</b>	<b>0.0214</b>		<b>0.0214</b>	<b>0.0214</b>		<b>338.3266</b>	<b>338.3266</b>	<b>6.4800e-003</b>	<b>6.2000e-003</b>	<b>340.3371</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
Unmitigated	0.7256	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-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	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
<b>Total</b>	<b>0.7256</b>	<b>3.0000e-005</b>	<b>3.3100e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>7.1100e-003</b>	<b>7.1100e-003</b>	<b>2.0000e-005</b>		<b>7.5700e-003</b>

Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0825					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.0000e-004	3.0000e-005	3.3100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		7.1100e-003	7.1100e-003	2.0000e-005		7.5700e-003
<b>Total</b>	<b>0.7256</b>	<b>3.0000e-005</b>	<b>3.3100e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>7.1100e-003</b>	<b>7.1100e-003</b>	<b>2.0000e-005</b>		<b>7.5700e-003</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



Beaumont Pointe Alternatives (Truck Storage Yard Rock Climbing Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Energy	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	90.8243	90.8243	4.3600e-003	1.3500e-003	91.3364
Mobile	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0216	0.1328	0.1544	2.2300e-003	5.0000e-005	0.2260
<b>Total</b>	<b>0.2881</b>	<b>0.2654</b>	<b>1.5055</b>	<b>3.5700e-003</b>	<b>0.3789</b>	<b>6.2600e-003</b>	<b>0.3852</b>	<b>0.1012</b>	<b>6.0900e-003</b>	<b>0.1073</b>	<b>27.7907</b>	<b>406.3193</b>	<b>434.1100</b>	<b>1.6653</b>	<b>0.0176</b>	<b>480.9828</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

**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	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Energy	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	83.0006	83.0006	3.6900e-003	1.2700e-003	83.4717
Mobile	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Waste						0.0000	0.0000		0.0000	0.0000	27.7692	0.0000	27.7692	1.6411	0.0000	68.7969
Water						0.0000	0.0000		0.0000	0.0000	0.0216	0.1328	0.1544	2.2300e-003	5.0000e-005	0.2260
<b>Total</b>	<b>0.2881</b>	<b>0.2654</b>	<b>1.5055</b>	<b>3.5700e-003</b>	<b>0.3789</b>	<b>6.2600e-003</b>	<b>0.3852</b>	<b>0.1012</b>	<b>6.0900e-003</b>	<b>0.1073</b>	<b>27.7907</b>	<b>398.4956</b>	<b>426.2863</b>	<b>1.6646</b>	<b>0.0175</b>	<b>473.1181</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.93</b>	<b>1.80</b>	<b>0.04</b>	<b>0.46</b>	<b>1.64</b>

**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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227
Unmitigated	0.1634	0.2179	1.4652	3.2900e-003	0.3789	2.6500e-003	0.3816	0.1012	2.4800e-003	0.1037	0.0000	315.3615	315.3615	0.0176	0.0162	320.6227

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

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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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	31.2948	31.2948	2.7000e-003	3.2000e-004	31.4587
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	39.1185	39.1185	3.3700e-003	4.0000e-004	39.3233
NaturalGas Mitigated	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
NaturalGas Unmitigated	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Health Club	968930	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
<b>Total</b>		<b>5.2200e-003</b>	<b>0.0475</b>	<b>0.0399</b>	<b>2.8000e-004</b>		<b>3.6100e-003</b>	<b>3.6100e-003</b>		<b>3.6100e-003</b>	<b>3.6100e-003</b>	<b>0.0000</b>	<b>51.7058</b>	<b>51.7058</b>	<b>9.9000e-004</b>	<b>9.5000e-004</b>	<b>52.0131</b>

**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					
Health Club	968930	5.2200e-003	0.0475	0.0399	2.8000e-004		3.6100e-003	3.6100e-003		3.6100e-003	3.6100e-003	0.0000	51.7058	51.7058	9.9000e-004	9.5000e-004	52.0131
<b>Total</b>		<b>5.2200e-003</b>	<b>0.0475</b>	<b>0.0399</b>	<b>2.8000e-004</b>		<b>3.6100e-003</b>	<b>3.6100e-003</b>		<b>3.6100e-003</b>	<b>3.6100e-003</b>	<b>0.0000</b>	<b>51.7058</b>	<b>51.7058</b>	<b>9.9000e-004</b>	<b>9.5000e-004</b>	<b>52.0131</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	297302	39.1185	3.3700e-003	4.0000e-004	39.3233
<b>Total</b>		<b>39.1185</b>	<b>3.3700e-003</b>	<b>4.0000e-004</b>	<b>39.3233</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	237842	31.2948	2.7000e-003	3.2000e-004	31.4587
<b>Total</b>		<b>31.2948</b>	<b>2.7000e-003</b>	<b>3.2000e-004</b>	<b>31.4587</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
Unmitigated	0.1195	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004

**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	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1083					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
<b>Total</b>	<b>0.1195</b>	<b>0.0000</b>	<b>3.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.4000e-004</b>	<b>7.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.9000e-004</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1083					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	3.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.4000e-004	7.4000e-004	0.0000	0.0000	7.9000e-004
<b>Total</b>	<b>0.1195</b>	<b>0.0000</b>	<b>3.8000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.4000e-004</b>	<b>7.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>7.9000e-004</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1544	2.2300e-003	5.0000e-005	0.2260
Unmitigated	0.1544	2.2300e-003	5.0000e-005	0.2260

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0679399 / 0.0112376	0.1544	2.2300e-003	5.0000e-005	0.2260
<b>Total</b>		<b>0.1544</b>	<b>2.2300e-003</b>	<b>5.0000e-005</b>	<b>0.2260</b>



Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.0679399 / 0.0112376	0.1544	2.2300e-003	5.0000e-005	0.2260
<b>Total</b>		<b>0.1544</b>	<b>2.2300e-003</b>	<b>5.0000e-005</b>	<b>0.2260</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	27.7692	1.6411	0.0000	68.7969
Unmitigated	27.7692	1.6411	0.0000	68.7969

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
<b>Total</b>		<b>27.7692</b>	<b>1.6411</b>	<b>0.0000</b>	<b>68.7969</b>

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Annual

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

**10.0 Stationary Equipment**

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	290.08	<b>CH4 Intensity (lb/MW hr)</b>	0.025	<b>N2O Intensity (lb/MW hr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
<b>Total</b>	<b>2.5503</b>	<b>2.2169</b>	<b>15.2268</b>	<b>0.0348</b>	<b>3.6790</b>	<b>0.0451</b>	<b>3.7241</b>	<b>0.9813</b>	<b>0.0435</b>	<b>1.0248</b>		<b>3,828.1267</b>	<b>3,828.1267</b>	<b>0.1853</b>	<b>0.1719</b>	<b>3,883.9704</b>

**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	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
<b>Total</b>	<b>2.5503</b>	<b>2.2169</b>	<b>15.2268</b>	<b>0.0348</b>	<b>3.6790</b>	<b>0.0451</b>	<b>3.7241</b>	<b>0.9813</b>	<b>0.0435</b>	<b>1.0248</b>		<b>3,828.1267</b>	<b>3,828.1267</b>	<b>0.1853</b>	<b>0.1719</b>	<b>3,883.9704</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**







Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013
Unmitigated	1.8671	1.9566	15.0051	0.0333	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,515.8139	3,515.8139	0.1793	0.1661	3,569.8013

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
NaturalGas Unmitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Health Club	2654.6	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
<b>Total</b>		<b>0.0286</b>	<b>0.2603</b>	<b>0.2186</b>	<b>1.5600e-003</b>		<b>0.0198</b>	<b>0.0198</b>		<b>0.0198</b>	<b>0.0198</b>		<b>312.3062</b>	<b>312.3062</b>	<b>5.9900e-003</b>	<b>5.7300e-003</b>	<b>314.1621</b>

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					
Health Club	2.6546	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
<b>Total</b>		<b>0.0286</b>	<b>0.2603</b>	<b>0.2186</b>	<b>1.5600e-003</b>		<b>0.0198</b>	<b>0.0198</b>		<b>0.0198</b>	<b>0.0198</b>		<b>312.3062</b>	<b>312.3062</b>	<b>5.9900e-003</b>	<b>5.7300e-003</b>	<b>314.1621</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Unmitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
<b>Total</b>	<b>0.6546</b>	<b>3.0000e-005</b>	<b>3.0500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5600e-003</b>	<b>6.5600e-003</b>	<b>2.0000e-005</b>		<b>6.9900e-003</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			6.5600e-003	6.5600e-003	2.0000e-005	6.9900e-003
<b>Total</b>	<b>0.6546</b>	<b>3.0000e-005</b>	<b>3.0500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>6.5600e-003</b>	<b>6.5600e-003</b>	<b>2.0000e-005</b>	<b>6.9900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations)**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	29.97	1000sqft	0.69	29,970.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	14985	12000
tblAreaCoating	Area_Nonresidential_Interior	44955	36000

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblSolidWaste	SolidWasteGenerationRate	170.83	136.80
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	12.01
tblWater	IndoorWaterUseRate	1,772,520.03	67,939.94
tblWater	OutdoorWaterUseRate	1,086,383.24	11,237.61

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.913 1	3,268.913 1	0.1863	0.1697	3,324.147 3
<b>Total</b>	<b>2.2224</b>	<b>2.3399</b>	<b>13.8473</b>	<b>0.0325</b>	<b>3.6790</b>	<b>0.0451</b>	<b>3.7241</b>	<b>0.9813</b>	<b>0.0435</b>	<b>1.0248</b>		<b>3,581.225 9</b>	<b>3,581.225 9</b>	<b>0.1923</b>	<b>0.1755</b>	<b>3,638.316 4</b>

**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	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Energy	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
Mobile	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.913 1	3,268.913 1	0.1863	0.1697	3,324.147 3
<b>Total</b>	<b>2.2224</b>	<b>2.3399</b>	<b>13.8473</b>	<b>0.0325</b>	<b>3.6790</b>	<b>0.0451</b>	<b>3.7241</b>	<b>0.9813</b>	<b>0.0435</b>	<b>1.0248</b>		<b>3,581.225 9</b>	<b>3,581.225 9</b>	<b>0.1923</b>	<b>0.1755</b>	<b>3,638.316 4</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	5/2/2021	4/30/2021	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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	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
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**





Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.913 1	3,268.913 1	0.1863	0.1697	3,324.147 3
Unmitigated	1.5392	2.0796	13.6256	0.0309	3.6790	0.0253	3.7043	0.9813	0.0237	1.0050		3,268.913 1	3,268.913 1	0.1863	0.1697	3,324.147 3

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	360.01	625.47	801.10	1,002,310	1,002,310
Total	360.01	625.47	801.10	1,002,310	1,002,310

**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
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464



Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
NaturalGas Unmitigated	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - 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					
Health Club	2654.6	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
<b>Total</b>		<b>0.0286</b>	<b>0.2603</b>	<b>0.2186</b>	<b>1.5600e-003</b>		<b>0.0198</b>	<b>0.0198</b>		<b>0.0198</b>	<b>0.0198</b>		<b>312.3062</b>	<b>312.3062</b>	<b>5.9900e-003</b>	<b>5.7300e-003</b>	<b>314.1621</b>

**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					
Health Club	2.6546	0.0286	0.2603	0.2186	1.5600e-003		0.0198	0.0198		0.0198	0.0198		312.3062	312.3062	5.9900e-003	5.7300e-003	314.1621
<b>Total</b>		<b>0.0286</b>	<b>0.2603</b>	<b>0.2186</b>	<b>1.5600e-003</b>		<b>0.0198</b>	<b>0.0198</b>		<b>0.0198</b>	<b>0.0198</b>		<b>312.3062</b>	<b>312.3062</b>	<b>5.9900e-003</b>	<b>5.7300e-003</b>	<b>314.1621</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
Unmitigated	0.6546	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-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	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		6.5600e-003	6.5600e-003	2.0000e-005		6.9900e-003
<b>Total</b>	<b>0.6546</b>	<b>3.0000e-005</b>	<b>3.0500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>6.5600e-003</b>	<b>6.5600e-003</b>	<b>2.0000e-005</b>		<b>6.9900e-003</b>

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5934					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8000e-004	3.0000e-005	3.0500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			6.5600e-003	6.5600e-003	2.0000e-005	6.9900e-003
<b>Total</b>	<b>0.6546</b>	<b>3.0000e-005</b>	<b>3.0500e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>			<b>6.5600e-003</b>	<b>6.5600e-003</b>	<b>2.0000e-005</b>	<b>6.9900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard Trampoline Park Operations) - Riverside-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat  
Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

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

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,515.2532	1,515.2532	0.0728	0.0226	1,523.7968
Mobile	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
<b>Total</b>	<b>3.3440</b>	<b>12.7702</b>	<b>14.2903</b>	<b>0.0956</b>	<b>6.1246</b>	<b>0.2136</b>	<b>6.3382</b>	<b>1.6789</b>	<b>0.2061</b>	<b>1.8850</b>	<b>126.5723</b>	<b>10,232.1062</b>	<b>10,358.6785</b>	<b>7.8036</b>	<b>0.9426</b>	<b>10,834.6506</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

**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	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Energy	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	1,384.7278	1,384.7278	0.0615	0.0212	1,392.5879
Mobile	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.7434	8,606.7434	0.1856	0.9182	8,884.9973
Offroad	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
Waste						0.0000	0.0000		0.0000	0.0000	125.8544	0.0000	125.8544	7.4378	0.0000	311.7989
Water						0.0000	0.0000		0.0000	0.0000	0.7179	8.3982	9.1161	0.0745	1.8300e-003	11.5223
<b>Total</b>	<b>3.3440</b>	<b>12.7702</b>	<b>14.2903</b>	<b>0.0956</b>	<b>6.1246</b>	<b>0.2136</b>	<b>6.3382</b>	<b>1.6789</b>	<b>0.2061</b>	<b>1.8850</b>	<b>126.5723</b>	<b>10,101.5808</b>	<b>10,228.1531</b>	<b>7.7923</b>	<b>0.9412</b>	<b>10,703.4416</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.28</b>	<b>1.26</b>	<b>0.14</b>	<b>0.14</b>	<b>1.21</b>

**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	5/2/2021	4/30/2021	5	0	

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**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	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.743 4	8,606.743 4	0.1856	0.9182	8,884.997 3
Unmitigated	1.1805	11.6837	13.3391	0.0897	6.1246	0.1421	6.2667	1.6789	0.1355	1.8143	0.0000	8,606.743 4	8,606.743 4	0.1856	0.9182	8,884.997 3

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
<b>Total</b>	<b>2,442.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,208,429</b>	<b>15,208,429</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290500	0.082400	0.182700	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	522.1018	522.1018	0.0450	5.4000e-003	524.8358
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	652.6273	652.6273	0.0563	6.7500e-003	656.0447
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521



Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	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
<b>Total</b>		<b>0.0872</b>	<b>0.7924</b>	<b>0.6656</b>	<b>4.7500e-003</b>		<b>0.0602</b>	<b>0.0602</b>		<b>0.0602</b>	<b>0.0602</b>	<b>0.0000</b>	<b>862.6260</b>	<b>862.6260</b>	<b>0.0165</b>	<b>0.0158</b>	<b>867.7521</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	1.6165e+007	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
User Defined Industrial	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
<b>Total</b>		<b>0.0872</b>	<b>0.7924</b>	<b>0.6656</b>	<b>4.7500e-003</b>		<b>0.0602</b>	<b>0.0602</b>		<b>0.0602</b>	<b>0.0602</b>	<b>0.0000</b>	<b>862.6260</b>	<b>862.6260</b>	<b>0.0165</b>	<b>0.0158</b>	<b>867.7521</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	652.6273	0.0563	6.7500e-003	656.0447
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>652.6273</b>	<b>0.0563</b>	<b>6.7500e-003</b>	<b>656.0447</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.968e+006	522.1018	0.0450	5.4000e-003	524.8358
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>522.1018</b>	<b>0.0450</b>	<b>5.4000e-003</b>	<b>524.8358</b>

**6.0 Area Detail**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
Unmitigated	2.0397	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264

**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	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
<b>Total</b>	<b>2.0397</b>	<b>1.2000e-004</b>	<b>0.0127</b>	<b>0.0000</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0248</b>	<b>0.0248</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0264</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.8068					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1700e-003	1.2000e-004	0.0127	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0248	0.0248	6.0000e-005	0.0000	0.0264
<b>Total</b>	<b>2.0397</b>	<b>1.2000e-004</b>	<b>0.0127</b>	<b>0.0000</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>		<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0248</b>	<b>0.0248</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0264</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.1161	0.0745	1.8300e-003	11.5223
Unmitigated	9.1161	0.0745	1.8300e-003	11.5223

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.1161</b>	<b>0.0745</b>	<b>1.8300e-003</b>	<b>11.5223</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	2.26286 / 3.09287	9.1161	0.0745	1.8300e-003	11.5223
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.1161</b>	<b>0.0745</b>	<b>1.8300e-003</b>	<b>11.5223</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	125.8544	7.4378	0.0000	311.7989
Unmitigated	125.8544	7.4378	0.0000	311.7989

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>125.8544</b>	<b>7.4378</b>	<b>0.0000</b>	<b>311.7989</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>125.8544</b>	<b>7.4378</b>	<b>0.0000</b>	<b>311.7989</b>

**9.0 Operational Offroad**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

**UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.0367	0.2941	0.2729	1.1600e-003		0.0113	0.0113		0.0104	0.0104	0.0000	101.6866	101.6866	0.0329	0.0000	102.5088
<b>Total</b>	<b>0.0367</b>	<b>0.2941</b>	<b>0.2729</b>	<b>1.1600e-003</b>		<b>0.0113</b>	<b>0.0113</b>		<b>0.0104</b>	<b>0.0104</b>	<b>0.0000</b>	<b>101.6866</b>	<b>101.6866</b>	<b>0.0329</b>	<b>0.0000</b>	<b>102.5088</b>

**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**



Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat  
Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.9023</b>	<b>73.5389</b>	<b>93.7142</b>	<b>0.5924</b>	<b>38.0879</b>	<b>1.2627</b>	<b>39.3506</b>	<b>10.4238</b>	<b>1.2173</b>	<b>11.6411</b>	<b>0.0000</b>	<b>65,045.1342</b>	<b>65,045.1342</b>	<b>1.5445</b>	<b>6.2711</b>	<b>66,952.5180</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.9023</b>	<b>73.5389</b>	<b>93.7142</b>	<b>0.5924</b>	<b>38.0879</b>	<b>1.2627</b>	<b>39.3506</b>	<b>10.4238</b>	<b>1.2173</b>	<b>11.6411</b>	<b>0.0000</b>	<b>65,045.1342</b>	<b>65,045.1342</b>	<b>1.5445</b>	<b>6.2711</b>	<b>66,952.5180</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481
Unmitigated	8.0443	67.5848	88.4701	0.5600	38.0879	0.8706	38.9585	10.4238	0.8301	11.2539		59,220.4069	59,220.4069	1.2454	6.1755	61,091.8481

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
<b>Total</b>	<b>2,442.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,208,429</b>	<b>15,208,429</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290500	0.082400	0.182700	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**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					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

**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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**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
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Summer  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat  
Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis



Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.56
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.91
tblVehicleTrips	SU_TR	0.00	1.09
tblVehicleTrips	WD_TR	3.93	3.82
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	2,262,863.13
tblWater	OutdoorWaterUseRate	0.00	3,092,873.13

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.0024</b>	<b>77.2626</b>	<b>84.7447</b>	<b>0.5795</b>	<b>38.0879</b>	<b>1.2631</b>	<b>39.3510</b>	<b>10.4238</b>	<b>1.2176</b>	<b>11.6415</b>	<b>0.0000</b>	<b>63,683.4336</b>	<b>63,683.4336</b>	<b>1.5516</b>	<b>6.2953</b>	<b>65,598.2222</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.7063	57,858.7063	1.2525	6.1998	59,737.5523
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>19.0024</b>	<b>77.2626</b>	<b>84.7447</b>	<b>0.5795</b>	<b>38.0879</b>	<b>1.2631</b>	<b>39.3510</b>	<b>10.4238</b>	<b>1.2176</b>	<b>11.6415</b>	<b>0.0000</b>	<b>63,683.4336</b>	<b>63,683.4336</b>	<b>1.5516</b>	<b>6.2953</b>	<b>65,598.2222</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**





Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**



Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.70 63	57,858.70 63	1.2525	6.1998	59,737.55 23
Unmitigated	7.1444	71.3085	79.5006	0.5471	38.0879	0.8710	38.9589	10.4238	0.8305	11.2543		57,858.70 63	57,858.70 63	1.2525	6.1998	59,737.55 23

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,911.00	778.65	1956.40	8,105,333	8,105,333
User Defined Industrial	531.00	216.35	543.60	7,103,096	7,103,096
<b>Total</b>	<b>2,442.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,208,429</b>	<b>15,208,429</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	17.54	8.40	6.90	59.00	28.00	13.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290500	0.082400	0.182700	0.444400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**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					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	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
<b>Total</b>		<b>0.4776</b>	<b>4.3419</b>	<b>3.6472</b>	<b>0.0261</b>		<b>0.3300</b>	<b>0.3300</b>		<b>0.3300</b>	<b>0.3300</b>		<b>5,210.3143</b>	<b>5,210.3143</b>	<b>0.0999</b>	<b>0.0955</b>	<b>5,241.2766</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**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	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

**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	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
<b>Total</b>	<b>11.1792</b>	<b>9.2000e-004</b>	<b>0.1018</b>	<b>1.0000e-005</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>3.6000e-004</b>	<b>3.6000e-004</b>		<b>0.2189</b>	<b>0.2189</b>	<b>5.7000e-004</b>		<b>0.2331</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**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
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Truck Storage Yard General Light Industrial Operat - Riverside-South Coast County, Winter

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
<b>Total</b>	<b>0.2011</b>	<b>1.6113</b>	<b>1.4951</b>	<b>6.3500e-003</b>		<b>0.0617</b>	<b>0.0617</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>614.1942</b>	<b>614.1942</b>	<b>0.1986</b>		<b>619.1603</b>

**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**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00



Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Maximum</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

		Highest	
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**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,443.8284	1,443.8284	0.0993	0.0179	1,451.6540
Mobile	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
<b>Total</b>	<b>18.0339</b>	<b>39.6299</b>	<b>42.1823</b>	<b>0.2774</b>	<b>16.9512</b>	<b>0.5773</b>	<b>17.5285</b>	<b>4.5963</b>	<b>0.5495</b>	<b>5.1458</b>	<b>672.8656</b>	<b>28,032.1455</b>	<b>28,705.0111</b>	<b>40.9454</b>	<b>3.1162</b>	<b>30,657.2660</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

**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	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Energy	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	1,230.1456	1,230.1456	0.0809	0.0157	1,236.8523
Mobile	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.3932	25,868.3932	0.6425	3.0855	26,803.9179
Offroad	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
Waste						0.0000	0.0000		0.0000	0.0000	667.8403	0.0000	667.8403	39.4682	0.0000	1,654.5460
Water						0.0000	0.0000		0.0000	0.0000	5.0253	58.7872	63.8126	0.5212	0.0128	80.6559
<b>Total</b>	<b>18.0339</b>	<b>39.6299</b>	<b>42.1823</b>	<b>0.2774</b>	<b>16.9512</b>	<b>0.5773</b>	<b>17.5285</b>	<b>4.5963</b>	<b>0.5495</b>	<b>5.1458</b>	<b>672.8656</b>	<b>27,818.4627</b>	<b>28,491.3283</b>	<b>40.9270</b>	<b>3.1140</b>	<b>30,442.4643</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.76</b>	<b>0.74</b>	<b>0.04</b>	<b>0.07</b>	<b>0.70</b>

**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	5/2/2021	4/30/2021	5	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 (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
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

**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	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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

**3.2 Demolition - 2021**

**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**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	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.39 32	25,868.39 32	0.6425	3.0855	26,803.91 79
Unmitigated	3.4797	37.3729	40.0300	0.2678	16.9512	0.4776	17.4287	4.5963	0.4556	5.0519	0.0000	25,868.39 32	25,868.39 32	0.6425	3.0855	26,803.91 79

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
<b>Total</b>	<b>7,431.90</b>	<b>3,028.20</b>	<b>7,255.50</b>	<b>42,527,351</b>	<b>42,527,351</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000



Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	854.7312	854.7312	0.0737	8.8400e-003	859.2070
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,068.4140	1,068.4140	0.0921	0.0111	1,074.0087
NaturalGas Mitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
NaturalGas Unmitigated	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	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
<b>Total</b>		<b>0.0379</b>	<b>0.3449</b>	<b>0.2897</b>	<b>2.0700e-003</b>		<b>0.0262</b>	<b>0.0262</b>		<b>0.0262</b>	<b>0.0262</b>	<b>0.0000</b>	<b>375.4144</b>	<b>375.4144</b>	<b>7.2000e-003</b>	<b>6.8800e-003</b>	<b>377.6453</b>

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	7.035e+006	0.0379	0.3449	0.2897	2.0700e-003		0.0262	0.0262		0.0262	0.0262	0.0000	375.4144	375.4144	7.2000e-003	6.8800e-003	377.6453
User Defined Industrial	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
<b>Total</b>		<b>0.0379</b>	<b>0.3449</b>	<b>0.2897</b>	<b>2.0700e-003</b>		<b>0.0262</b>	<b>0.0262</b>		<b>0.0262</b>	<b>0.0262</b>	<b>0.0000</b>	<b>375.4144</b>	<b>375.4144</b>	<b>7.2000e-003</b>	<b>6.8800e-003</b>	<b>377.6453</b>

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**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	8.12e+006	1,068.4140	0.0921	0.0111	1,074.0087
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,068.4140</b>	<b>0.0921</b>	<b>0.0111</b>	<b>1,074.0087</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	6.496e+006	854.7312	0.0737	8.8400e-003	859.2070
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>854.7312</b>	<b>0.0737</b>	<b>8.8400e-003</b>	<b>859.2070</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
Unmitigated	14.2777	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850

**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	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
<b>Total</b>	<b>14.2777</b>	<b>8.1000e-004</b>	<b>0.0891</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.1737</b>	<b>0.1737</b>	<b>4.5000e-004</b>	<b>0.0000</b>	<b>0.1850</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.6223					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.6473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	8.2000e-003	8.1000e-004	0.0891	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.1737	0.1737	4.5000e-004	0.0000	0.1850
<b>Total</b>	<b>14.2777</b>	<b>8.1000e-004</b>	<b>0.0891</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.1737</b>	<b>0.1737</b>	<b>4.5000e-004</b>	<b>0.0000</b>	<b>0.1850</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	63.8126	0.5212	0.0128	80.6559
Unmitigated	63.8126	0.5212	0.0128	80.6559

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>63.8126</b>	<b>0.5212</b>	<b>0.0128</b>	<b>80.6559</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	15.84 / 21.6501	63.8126	0.5212	0.0128	80.6559
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>63.8126</b>	<b>0.5212</b>	<b>0.0128</b>	<b>80.6559</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	667.8403	39.4682	0.0000	1,654.5460
Unmitigated	667.8403	39.4682	0.0000	1,654.5460

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	3290	667.8403	39.4682	0.0000	1,654.5460
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>667.8403</b>	<b>39.4682</b>	<b>0.0000</b>	<b>1,654.5460</b>

**9.0 Operational Offroad**

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Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Annual

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

**UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2386	1.9114	1.7736	7.5300e-003		0.0732	0.0732		0.0674	0.0674	0.0000	660.9630	660.9630	0.2138	0.0000	666.3072
<b>Total</b>	<b>0.2386</b>	<b>1.9114</b>	<b>1.7736</b>	<b>7.5300e-003</b>		<b>0.0732</b>	<b>0.0732</b>		<b>0.0674</b>	<b>0.0674</b>	<b>0.0000</b>	<b>660.9630</b>	<b>660.9630</b>	<b>0.2138</b>	<b>0.0000</b>	<b>666.3072</b>

**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**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation**

**Riverside-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>103.2845</b>	<b>225.2520</b>	<b>273.4809</b>	<b>1.6985</b>	<b>103.7534</b>	<b>3.4275</b>	<b>107.1808</b>	<b>28.0906</b>	<b>3.2629</b>	<b>31.3536</b>	<b>0.0000</b>	<b>181,477.2754</b>	<b>181,477.2754</b>	<b>5.5822</b>	<b>20.4838</b>	<b>187,720.9899</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**2.2 Overall Operational**

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>103.2845</b>	<b>225.2520</b>	<b>273.4809</b>	<b>1.6985</b>	<b>103.7534</b>	<b>3.4275</b>	<b>107.1808</b>	<b>28.0906</b>	<b>3.2629</b>	<b>31.3536</b>	<b>0.0000</b>	<b>181,477.2754</b>	<b>181,477.2754</b>	<b>5.5822</b>	<b>20.4838</b>	<b>187,720.9899</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156
Unmitigated	23.5149	212.8824	261.4627	1.6459	103.7534	2.8800	106.6334	28.0906	2.7476	30.8382		175,215.9549	175,215.9549	4.2436	20.4422	181,413.8156

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
<b>Total</b>	<b>7,431.90</b>	<b>3,028.20</b>	<b>7,255.50</b>	<b>42,527,351</b>	<b>42,527,351</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**5.2 Energy by Land Use - 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					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**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					
Unrefrigerated Warehouse-No Rail	19,274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Summer

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>1.3071</b>	<b>10.4735</b>	<b>9.7181</b>	<b>0.0413</b>		<b>0.4013</b>	<b>0.4013</b>		<b>0.3692</b>	<b>0.3692</b>	<b>0.0000</b>	<b>3,992.2623</b>	<b>3,992.2623</b>	<b>1.2912</b>		<b>4,024.5417</b>

**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**



Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation**

**Riverside-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	3,500.00	1000sqft	80.35	3,500,000.00	0
User Defined Industrial	3,500.00	User Defined Unit	0.00	0.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.4	<b>Precipitation Freq (Days)</b>	28
<b>Climate Zone</b>	10			<b>Operational Year</b>	2027
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	290.08	<b>CH4 Intensity (lb/MWhr)</b>	0.025	<b>N2O Intensity (lb/MWhr)</b>	0.003

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Intensity factors adjusted to reflect the 2027 Opening Year

Land Use -

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Woodstoves - Rule 445

Water And Wastewater - Water usage based on information provided in the WSA

Energy Mitigation -

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Business Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod defaults and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.08
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	13.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.025
tblProjectCharacteristics	CO2IntensityFactor	390.98	290.08
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.003
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.71
tblVehicleTrips	ST_TR	0.00	0.15
tblVehicleTrips	SU_TR	1.74	1.70
tblVehicleTrips	SU_TR	0.00	0.37
tblVehicleTrips	WD_TR	1.74	1.74
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	809,375,000.00	15,840,041.88
tblWater	OutdoorWaterUseRate	0.00	21,650,111.88

**2.0 Emissions Summary**

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Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>100.4320</b>	<b>237.3441</b>	<b>246.7495</b>	<b>1.6598</b>	<b>103.7534</b>	<b>3.4291</b>	<b>107.1825</b>	<b>28.0906</b>	<b>3.2645</b>	<b>31.3552</b>	<b>0.0000</b>	<b>177,386.4251</b>	<b>177,386.4251</b>	<b>5.6047</b>	<b>20.5484</b>	<b>183,649.9571</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Energy	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
Mobile	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Offroad	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>100.4320</b>	<b>237.3441</b>	<b>246.7495</b>	<b>1.6598</b>	<b>103.7534</b>	<b>3.4291</b>	<b>107.1825</b>	<b>28.0906</b>	<b>3.2645</b>	<b>31.3552</b>	<b>0.0000</b>	<b>177,386.4251</b>	<b>177,386.4251</b>	<b>5.6047</b>	<b>20.5484</b>	<b>183,649.9571</b>

	ROG	NOx	CO	SO2	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	5/2/2021	4/30/2021	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**







Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**3.2 Demolition - 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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828
Unmitigated	20.6623	224.9746	234.7313	1.6072	103.7534	2.8817	106.6350	28.0906	2.7492	30.8398		171,125.1047	171,125.1047	4.2661	20.5068	177,342.7828

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	6,105.05	2,487.45	5960.15	24,909,023	24,909,023
User Defined Industrial	1,326.85	540.75	1295.35	17,618,328	17,618,328
<b>Total</b>	<b>7,431.90</b>	<b>3,028.20</b>	<b>7,255.50</b>	<b>42,527,351</b>	<b>42,527,351</b>

**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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584500	0.061000	0.187800	0.141800	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.024900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023600	0.106900	0.786100	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast 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: N

**5.1 Mitigation Measures Energy**

Percent of Electricity Use Generated with Renewable 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	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.526 2	2,267.526 2	0.0435	0.0416	2,281.001 0
NaturalGas Unmitigated	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.526 2	2,267.526 2	0.0435	0.0416	2,281.001 0

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	19274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

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	19,274	0.2079	1.8896	1.5873	0.0113		0.1436	0.1436		0.1436	0.1436		2,267.5262	2,267.5262	0.0435	0.0416	2,281.0010
User Defined Industrial	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
<b>Total</b>		<b>0.2079</b>	<b>1.8896</b>	<b>1.5873</b>	<b>0.0113</b>		<b>0.1436</b>	<b>0.1436</b>		<b>0.1436</b>	<b>0.1436</b>		<b>2,267.5262</b>	<b>2,267.5262</b>	<b>0.0435</b>	<b>0.0416</b>	<b>2,281.0010</b>

**6.0 Area Detail**

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**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	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
Unmitigated	78.2547	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316

**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	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter  
**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	8.8890					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	69.3000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0656	6.4600e-003	0.7128	5.0000e-005		2.5300e-003	2.5300e-003		2.5300e-003	2.5300e-003		1.5320	1.5320	3.9800e-003		1.6316
<b>Total</b>	<b>78.2547</b>	<b>6.4600e-003</b>	<b>0.7128</b>	<b>5.0000e-005</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>2.5300e-003</b>	<b>2.5300e-003</b>		<b>1.5320</b>	<b>1.5320</b>	<b>3.9800e-003</b>		<b>1.6316</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	13	4.00	365	200	0.37	CNG

Beaumont Pointe Alternatives (Truck Storage Yard High-Cube Fulfillment Operation - Riverside-South Coast County, Winter

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

**UnMitigated/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
Equipment Type	lb/day										lb/day					
Tractors/Loaders/Backhoes	1.3071	10.4735	9.7181	0.0413		0.4013	0.4013		0.3692	0.3692	0.0000	3,992.2623	3,992.2623	1.2912		4,024.5417
<b>Total</b>	<b>1.3071</b>	<b>10.4735</b>	<b>9.7181</b>	<b>0.0413</b>		<b>0.4013</b>	<b>0.4013</b>		<b>0.3692</b>	<b>0.3692</b>	<b>0.0000</b>	<b>3,992.2623</b>	<b>3,992.2623</b>	<b>1.2912</b>		<b>4,024.5417</b>

**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**

**Table 1**

**2020 Traffic Study Project Trip Generation Summary**

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
<b>Actual Vehicles</b>							
Beaumont Pointe							
Commercial Passenger Cars:	142	79	221	255	159	414	4,256
Industrial Passenger Cars:	559	120	679	210	679	889	9,770
Total Trucks (Actual Vehicles)	132	28	160	36	127	163	2,240
<b>Total Project Trips (Actual Vehicles)</b>	<b>833</b>	<b>227</b>	<b>1,060</b>	<b>501</b>	<b>965</b>	<b>1,466</b>	<b>16,266</b>
<b>Passenger Car Equivalent (PCE)</b>							
Beaumont Pointe							
Commercial Passenger Cars:	142	79	221	255	159	414	4,256
Industrial Passenger Cars:	559	120	679	210	679	889	9,770
Total Trucks (PCE)	318	71	389	86	300	386	5,588
<b>Total Project Trips (PCE)</b>	<b>1,019</b>	<b>270</b>	<b>1,289</b>	<b>551</b>	<b>1,138</b>	<b>1,689</b>	<b>19,614</b>



**Table 2**

**Trip Generation Summary: Existing General Plan**

Land Use <sup>1</sup>	Units <sup>2</sup>	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	DU	210	0.19	0.55	0.74	0.62	0.37	0.99	9.44

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

<sup>2</sup> DU = Dwelling Units

Trip Generation Summary:	Quantity Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Detached Residential	383 DU	73	211	283	239	140	379	3,616

<sup>1</sup> DU = Dwelling Units

Table 3

Trip Generation Summary: Reduced Development Area and Intensity Alternative

Land Use	Quantity Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Actual Vehicles:</b>								
Industrial Uses	4,000.000 TSF							
Passenger Cars:		480	96	576	170	575	745	8,020
Total Trucks (Actual Vehicles):		118	24	142	30	112	142	1,860
<b>Industrial Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>598</b>	<b>120</b>	<b>718</b>	<b>200</b>	<b>687</b>	<b>887</b>	<b>9,880</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	123.000 TSF	108	75	183	196	109	305	2,898
<b>Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>740</b>	<b>199</b>	<b>939</b>	<b>427</b>	<b>825</b>	<b>1,252</b>	<b>13,614</b>
<b>Passenger Car Equivalent (PCE):</b>								
Industrial Uses	4,000.000 TSF							
Passenger Cars:		480	96	576	170	575	745	8,020
Total Trucks (PCE):		281	60	341	71	263	334	4,614
<b>Industrial Total Trips (PCE)<sup>2</sup></b>		<b>761</b>	<b>156</b>	<b>917</b>	<b>241</b>	<b>838</b>	<b>1,079</b>	<b>12,634</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	123.000 TSF	108	75	183	196	109	305	2,898
<b>Total Trips (PCE)<sup>2</sup></b>		<b>903</b>	<b>235</b>	<b>1,138</b>	<b>468</b>	<b>976</b>	<b>1,444</b>	<b>16,368</b>

<sup>1</sup> TSF = thousand square feet; RMS = Rooms

<sup>2</sup> Total Trips = Passenger Cars + Truck Trips.

Table 4

Trip Generation Summary: Reduced Intensity (10% Reduction)

Land Use	Quantity Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Actual Vehicles:</b>								
Industrial Uses	4,495.500 TSF							
Passenger Cars:		503	108	611	189	611	800	8,794
Total Trucks (Actual Vehicles):		119	25	144	32	114	147	2,016
<b>Industrial Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>622</b>	<b>133</b>	<b>755</b>	<b>221</b>	<b>725</b>	<b>947</b>	<b>10,810</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	221.400 TSF	97	68	165	202	117	319	3,078
<b>Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>753</b>	<b>205</b>	<b>958</b>	<b>454</b>	<b>871</b>	<b>1,326</b>	<b>14,724</b>
<b>Passenger Car Equivalent (PCE):</b>								
Industrial Uses	4,495.500 TSF							
Passenger Cars:		503	108	611	189	611	800	8,794
Total Trucks (PCE):		286	64	350	77	270	347	5,030
<b>Industrial Total Trips (PCE)<sup>2</sup></b>		<b>789</b>	<b>172</b>	<b>961</b>	<b>266</b>	<b>881</b>	<b>1,148</b>	<b>13,824</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	221.400 TSF	97	68	165	202	117	319	3,078
<b>Total Trips (PCE)<sup>2</sup></b>		<b>921</b>	<b>243</b>	<b>1,164</b>	<b>499</b>	<b>1,027</b>	<b>1,526</b>	<b>17,738</b>

<sup>1</sup> TSF = thousand square feet; RMS = Rooms

<sup>2</sup> Total Trips = Passenger Cars + Truck Trips.

Table 5

Trip Generation Summary: Truck Storage Yard Alternative

Land Use	Quantity Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
<b>Actual Vehicles:</b>								
Industrial Uses	4,000.000 TSF							
Passenger Cars:		480	96	576	170	575	745	8,020
Total Trucks (Actual Vehicles):		118	24	142	30	112	142	1,860
<b>Industrial Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>598</b>	<b>120</b>	<b>718</b>	<b>200</b>	<b>687</b>	<b>887</b>	<b>9,880</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	246.000 TSF	108	75	183	224	130	354	3,420
<b>Total Trips (Actual Vehicles)<sup>2</sup></b>		<b>740</b>	<b>199</b>	<b>939</b>	<b>455</b>	<b>846</b>	<b>1,301</b>	<b>14,136</b>
<b>Passenger Car Equivalent (PCE):</b>								
Industrial Uses	4,000.000 TSF							
Passenger Cars:		480	96	576	170	575	745	8,020
Total Trucks (PCE):		281	64	350	77	270	347	5,030
<b>Industrial Total Trips (PCE)<sup>2</sup></b>		<b>761</b>	<b>160</b>	<b>926</b>	<b>247</b>	<b>845</b>	<b>1,092</b>	<b>13,050</b>
Hotel	125 RMS	34	4	38	31	29	60	836
Commercial Retail	246.000 TSF	108	75	183	224	130	354	3,420
<b>Total Trips (PCE)<sup>2</sup></b>		<b>903</b>	<b>239</b>	<b>1,147</b>	<b>503</b>	<b>1,004</b>	<b>1,507</b>	<b>17,306</b>

Note: It is assumed that the truck storage yard would be an ancillary use to one of the adjacent industrial warehouse buildings.

As such, the trip generation associated with the truck storage yard has not been calculated as an independent use.

<sup>1</sup> TSF = thousand square feet; RMS = Rooms

<sup>2</sup> Total Trips = Passenger Cars + Truck Trips.



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July 27, 2021

Mr. Mike Masterson  
JRT BP 1 LLC  
1800 Century Park E. Suite 600  
Los Angeles, CA 90067

**SUBJECT: BEAUMONT POINTE SPECIFIC PLAN VEHICLE MILES TRAVELED (VMT) ALTERNATIVES ANALYSIS**

Dear Mr. Mike Masterson:

The following Vehicle Miles Traveled (VMT) Alternatives Analysis has been prepared for the proposed Beaumont Pointe Specific Plan development (**Project**), which is located south of the SR-60 Freeway and west of Jack Rabbit Trail in the City of Beaumont. The purpose of this alternatives analysis is to evaluate potential changes in VMT for five (5) land use alternatives.

**PROJECT ALTERNATIVES VMT ANALYSIS**

The following 5 land use alternatives are evaluated as part of this analysis:

- Alternative 1: No Project/No Development
- Alternative 2: Existing General Plan
- Alternative 3: Reduced Development Area and Intensity
- Alternative 4: Reduced Intensity
- Alternative 5: Truck Yard Storage yard

Each alternative has been estimated using the same methodology and procedures outlined by the City of Beaumont's updated traffic study guidelines<sup>1</sup>, which calls for the use of the current RIVTAM travel demand model to estimate VMT for each alternative.

**ALTERNATIVE 1: NO PROJECT/NO DEVELOPMENT**

The No Project/No Development Alternative considers no development on the Project site beyond that which occurs under existing conditions. As such, the entire 539.9-acre site would remain vacant and undeveloped, and no improvements would be made to the Project site.

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<sup>1</sup> City of Beaumont. SB 743 Vehicle Miles Traveled (VMT) Thresholds for California Environmental Quality Act (CEQA) Compliance Related to Transportation Analysis. June 16, 2020

### **ALTERNATIVE 2: EXISTING GENERAL PLAN**

The Existing General Plan Alternative considers development of the site with land uses that are consistent with the existing City of Beaumont General Plan land use designation. The City of Beaumont General Plan designates the Project site as Rural Residential 1 which permits one single-family dwelling per 1 acre lot. The General Plan anticipates the development of 383 dwelling units in the Rural Residential 1 land use in the City's Sphere of Influence (SOI). Accordingly, under the No Project/Existing General Plan Alternative, the Project would not be implemented, but an alternate residential development would occur. Consistent with the General Plan, this alternative would determine the relative impacts of up to 383 residential units developed on the Project site.

### **ALTERNATIVE 3: REDUCED DEVELOPMENT AREA AND INTENSITY**

The Reduced Development Area and Intensity Alternative would result in an overall 50% reduction of commercial development within Planning Areas 1 and 2 and an overall reduction of 995,000 square feet (sf) of industrial development. The reduction in industrial development would occur by eliminating 995,000 sf in Planning Area 8 and expanding Planning Area 7 to allow an additional 305,000 sf of industrial development. Overall, the Project would allow for up to 123,000 sf of commercial development, a 125-room hotel, and 4.0 MM sf of industrial development.

**ALTERNATIVE 4: REDUCED INTENSITY**

The Reduced Intensity Alternative would consider development of the Project site with a 10% reduction in industrial and commercial development. Under this alternative, the Project would allow for 4,495,500 sf of industrial development, 221,400 sf of commercial development, and a 125-room hotel. The development impact area would generally remain the same as the Project. Access to the site would be the same with a proportional reduction in the number of parking spaces.

**ALTERNATIVE 5: TRUCK STORAGE YARD ALTERNATIVE**

The Truck Storage Yard Alternative would be the same as the proposed Project except that it would replace the warehouse building (approximately 1 MM sf) in Planning Area 8 with a truck storage yard (lay down yard). Overall, the Project would allow for up to 246,000 sf of commercial development, a 125-room hotel, and 4.0 MM sf of industrial development, and a truck storage yard. The grading quantities and phases would be the same as the Project.

**ALTERNATIVE SCENARIOS VMT COMPARISON**

Each of the aforementioned land use alternatives (with the exception of the No Project alternative) has been modeled using the RIVTAM travel demand model to estimate VMT. Table 5 summarizes the results for each scenario.

**TABLE 5: PROJECT VMT COMPARISONS WITH CITY ADOPTED THRESHOLD**

	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Existing General Plan	Alternative 3: Reduced Development Area and Intensity	Alternative 4: Reduced Intensity	Alternative 5: Truck Storage Yard
VMT	213,809	0	7,175	154,519	192,575	173,258
SP	5,456	0	1,203	4,239	4,836	4,345
VMT per SP	39.19	0	5.96	36.45	39.82	39.88
City Threshold	27.03	27.03	27.03	27.03	27.03	27.03
Significant?	Yes	No	No	Yes	Yes	Yes

Project generated VMT and VMT per service population for Alternatives 1 (No Project) and 2 (Existing General Plan) would be below the City’s impact threshold and result in a less than significant impact. The remaining Alternatives provide reductions in VMT and VMT per service population as compared to the proposed Project, however, they would continue to exceed the City’s impact threshold and thus result in a significant impact.

Mr. Mike Masterson  
JRT BP 1 LLC  
July 27, 2021  
Page 4 of 4

If you have any questions, please contact me directly at 949-660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.

A handwritten signature in black ink, appearing to read 'Alex So', with a long horizontal flourish extending to the right.

Alex So  
Senior Associate



