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# **Beaumont Pointe**

## **ENERGY ANALYSIS**

### **CITY OF BEAUMONT**

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12397-07 EA Report



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**LIST OF ABBREVIATED TERMS**

%	Percent
(1)	Reference
AGSP	Airport Gateway Specific Plan
AQIA	<i>Beaumont Pointe Air Quality Impact Analysis</i>
BACM	Best Available Control Measures
BTU	British Thermal Units
CalEEMod	California Emissions Estimator Model
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
City	City of Beaumont
CPEP	Clean Power and Electrification Pathway
CPUC	California Public Utilities Commission
DMV	Department of Motor Vehicles
EIA	Energy Information Administration
EPA	Environmental Protection Agency
EMFAC	EMissions FACtor
FERC	Federal Energy Regulatory Commission
GHG	Greenhouse Gas
GWh	Gigawatt Hour
HHDT	Heavy-Heavy Duty Trucks
hp-hr-gal	Horsepower Hours Per Gallon
IEPR	Integrated Energy Policy Report
ISO	Independent Service Operator
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
kBTU	Thousand-British Thermal Units
kWh	Kilowatt Hour
LDA	Light Duty Auto
LDT1/LDT2	Light-Duty Trucks
LHDT1/LHDT2	Light-Heavy Duty Trucks
MDV	Medium Duty Trucks
MHDT	Medium-Heavy Duty Trucks
MMcfd	Million Cubic Feet Per Day

mpg	Miles Per Gallon
MPO	Metropolitan Planning Organization
MWh	Megawatt hours
PG&E	Pacific Gas and Electric
Project	Beaumont Pointe
SCAB	South Coast Air Basin
SCE	Southern California Edison
SDAB	San Diego Air Basin
sf	Square Feet
SoCalGas	Southern California Gas
SR-60	State Route 60
TA	<i>Jack Rabbit Trail Specific Plan Traffic Analysis</i>
TEA-21	Transportation Equity Act for the 21 <sup>st</sup> Century
U.S.	United States
VMT	Vehicle Miles Traveled

## EXECUTIVE SUMMARY

### ES.1 SUMMARY OF FINDINGS

The results of this *Beaumont Pointe Energy Analysis* is summarized below based on the significance criteria in Section 5 of this report consistent with Appendix G and Appendix F of the 2021 California Environmental Quality Act (CEQA) Statute and Guidelines (*CEQA Guidelines*) (1). Table ES-1 shows the findings of significance for potential energy impacts under CEQA. This Energy Analysis contains a discussion of the Appendix F criteria.

**TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS**

Analysis	Report Section	Significance Findings	
		Unmitigated	Mitigated
Energy Impact #1: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	5.0	<i>Less Than Significant</i>	<i>n/a</i>
Energy Impact #2: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	5.0	<i>Less Than Significant</i>	<i>n/a</i>
Energy Impact #3: Would the Project achieve the goal of energy conservation by: <ul style="list-style-type: none"> <li>• Decreasing overall per capita energy consumption.</li> <li>• Decreasing reliance on fossil fuels such as coal, natural gas and oil.</li> <li>• Increasing reliance on renewable energy sources.</li> </ul>	5.0	<i>Less Than Significant</i>	<i>n/a</i>

### ES.2 PROJECT REQUIREMENTS

The Project would be required to comply with regulations imposed by the federal and state agencies that regulate energy use and consumption through various means and programs. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of Project energy usage include:

- Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)
- The Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21)
- Integrated Energy Policy Report (IEPR)
- State of California Energy Plan

- California Code Title 24, Part 6, Energy Efficiency Standards
- AB 1493 Pavley Regulations and Fuel Efficiency Standards
- California’s Renewable Portfolio Standard (RPS)
- Clean Energy and Pollution Reduction Act of 2015 (SB 350)

In addition, the Project complies with the Riverside County Climate Action Plan (CAP) whose focus on reducing greenhouse gas emissions results in less and more efficient use of energy resources.

Consistency with the above statutes and regulations is discussed in detail in section 5 of this report.



# 1 INTRODUCTION

This report presents the results of the energy analysis prepared by Urban Crossroads, Inc., for the proposed Beaumont Pointe Project (Project). The purpose of this report is to ensure that energy efficiency and consumption is considered by the City of Beaumont (Lead Agency), as the lead agency, and to quantify anticipated energy usage associated with construction and operation of the proposed Project, determine if the usage amounts are efficient, typical, or wasteful for the land use type, and to emphasize avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy.

## 1.1 SITE LOCATION

The proposed Beaumont Pointe site is located south of the State Route 60 (SR-60) Freeway and west of Jack Rabbit Trail, in the City of Beaumont, as shown on Exhibit 1-A. Existing land uses near the site consist mostly of vacant land with some nearby residential homes located north across SR-60.

## 1.2 PROJECT DESCRIPTION

As shown in Exhibit 1-B, the Project is proposed to consist of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel and a maximum of 4,995,000 sf of industrial uses. The Project would provide 128.8 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 134.7 acres of open space – conservation. The open space – conservation area would be preserved as natural habitat as required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Associated improvements to the Project site would include, but are not limited to, paved roads, paved parking areas, drive aisles, truck courts, utility infrastructure, solar or wind alternative energy source for a portion of Project energy needs, landscaping, water quality basins, signage, lighting, property walls, gates, and fencing, including perimeter fencing for the Project site. For the purposes of this analysis, potential impacts have been assessed for three (3) development phases including construction, and total build out. These phases and their anticipated opening years are as follows:

- Phase 1 (2023) – 1,379,191 sf of industrial use and associated parking;
- Phase 2 (2025) – Phase 1 development plus an additional 1,676,864 sf of industrial use and associated parking;
- Project Buildout (2027) – Phase 1 and 2 developments plus an additional 1,943,945 sf of industrial use, 246,000 sf of general commercial use, 125-room hotel, and associated parking

Per the *Jack Rabbit Trail Specific Plan Traffic Analysis* (TA) prepared by Urban Crossroads, Inc., Phase 1 of the Project is expected to generate a total of approximately 2,938 two way trips per day (actual vehicles) which include 2,414 for passenger cars trip-ends per day and 524 two way truck trips per day. Phase 2 of the Project is anticipated to generate a total of 12,066 two way trips per day (actual vehicles) which include 9,826 passenger cars two way trips per day and 2,240 two way trips per day. At Project Buildout, the Project will generate a total of 16,266 two way

trips per day (actual vehicles) which include 14,026 two way passenger cars trips per day and 2,240 two way truck trips per day (2). This study relies on the actual Project trips (as opposed to the passenger car equivalents) to accurately account for the effect of individual truck trips on the study area roadway network.

This analysis is also intended to describe energy usage associated with the expected operational activities at the Project site.

EXHIBIT 1-A: LOCATION MAP

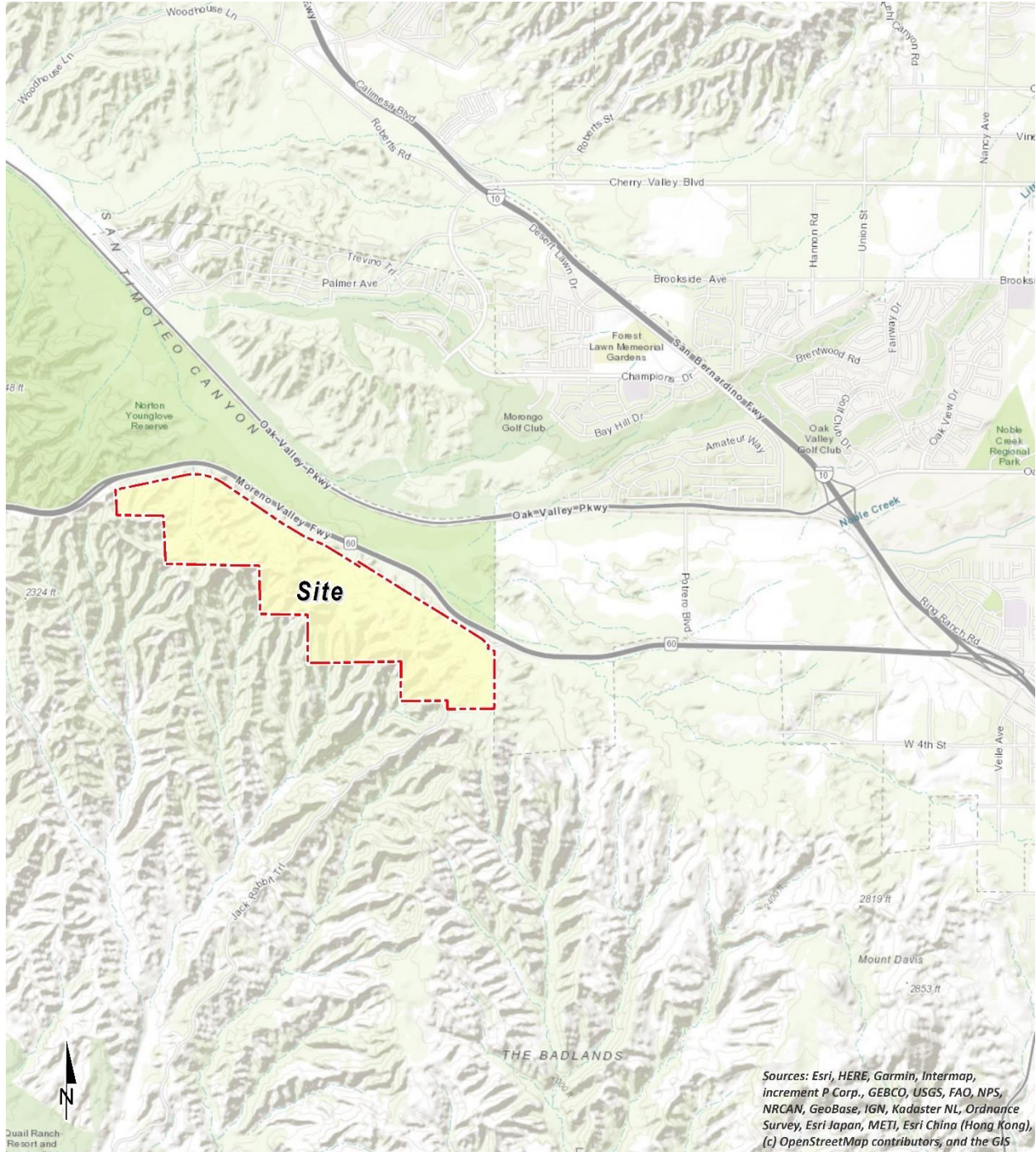


EXHIBIT 1-B: SITE PLAN



## 2 EXISTING CONDITIONS

This section provides an overview of the existing energy usage in the Project region.

### 2.1 OVERVIEW

The most recent data for California's estimated total energy consumption and natural gas consumption is from 2019 and 2020, released by the United States (U.S.) Energy Information Administration's (EIA) California State Profile and Energy Estimates in 2021 and included (3):

- As of 2019, approximately 7,802 trillion British Thermal Unit (BTU) of energy was consumed
- As of 2019, approximately 622 million barrels of petroleum
- As of 2019, approximately 2,144 billion cubic feet of natural gas
- As of 2020, approximately 1.2 million short tons of coal

The California Energy Commission's (CEC) 2019 Transportation Energy Demand Forecast revises the Transportation Energy Demand Forecast 2018-2030 and was prepared in order to support the 2020 Integrated Energy Policy Report (4). The 2019 Transportation Energy Demand Forecast lays out graphs and data supporting their projections of California's future transportation energy demand. The projected inputs consider expected variable changes in fuel prices, income, population, and other variables. Predictions regarding fuel demand included:

- Gasoline demand in the transportation sector is expected to decline from approximately 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030 (5)
- Diesel demand in the transportation sector is expected to rise, increasing from approximately 3.7 billion diesel gallons in 2015 to approximately 4.7 billion in 2030 (5)
  - Data from the Department of Energy states that approximately 3.9 billion gallons of diesel fuel were consumed in 2017 (6)

Petroleum comprises about 85% of all transportation energy use, excluding fuel consumed for aviation and most marine vessels (7). In 2019, about 314,922 trillion gallons (or about 862 billion barrels) of finished petroleum products were consumed in the U.S., an average of about 337 million gallons per day (or about 76 million barrels per day). In 2019, California consumed approximately 14,065 million gallons in motor gasoline (38.5 million per day) and approximately 3,766 million gallons of diesel fuel (10.3 million per day) (8).

The most recent data provided by the EIA for energy use in California by demand sector is from 2019 and is reported as follows:

- Approximately 39.4% transportation
- Approximately 23.1% industrial
- Approximately 18.7% residential
- Approximately 18.8% commercial (9)

According to the EIA, California used approximately 250,175 gigawatt hours of electricity in 2020 (10). By sector in 2020, residential uses utilized 39.4% of the state's electricity, followed by 34.6%

for residential uses, 25.8% for industrial uses, and 0.2% for transportation. Electricity usage in California for differing land uses varies substantially by the type of uses in a building, type of construction materials used in a building, and the efficiency of all electricity-consuming devices within a building.

According to the CEC, California used approximately 20,769 million therms of natural gas in 2020 (11). In 2020 (the most recent year for which data is available), by sector, industrial uses utilized 34% of the state's natural gas, followed by 30% from electric power, 23% from residential, 12% from commercial, and 1% from transportation uses (11). While the supply of natural gas in the United States and production in the lower 48 states has increased greatly since 2008, California produces little, and imports 90% of its supply of natural gas (11).

According to the County of Riverside Climate Action Plan, in 2017 the County consumed 2.9 billion kWh of electricity. The electricity demand was roughly 50% commercial industrial and 50% residential. The County also consumed a total of 89,469,089 therms of natural gas. Approximately 55% of natural gas demand was from the commercial/industrial sector and 45% was from the residential sector. The County only reported fuel consumption from aviation activities, which consumed 2.8 million gallons of jet fuel and 431,069 gallons of aviation fuel (12).

An updated summary of, and context for energy consumption and energy demands within the State is presented in "U.S. Energy Information Administration, California State Profile and Energy Estimates, Quick Facts" excerpted below (13):

- California was the seventh-largest producer of crude oil among the 50 states in 2019, and, as of January 2020, it ranked third in oil refining capacity. Foreign suppliers, led by Saudi Arabia, Iraq, Ecuador, and Colombia, provided more than half of the crude oil refined in California in 2019.
- California is the largest consumer of both jet fuel and motor gasoline among the 50 states and accounted for 17% of the nation's jet fuel consumption and 11% of motor gasoline consumption in 2019. The state is the second-largest consumer of all petroleum products combined, accounting for 10% of the U.S. total.
- In 2018, California's energy consumption was the second highest among the states, but its per capita energy consumption was the fourth-lowest due in part to its mild climate and its energy efficiency programs.
- In 2019, California was the nation's top producer of electricity from solar, geothermal, and biomass energy and the state was second in the nation in conventional hydroelectric power generation.
- In 2019, California was the fourth largest electricity producer in the nation, but the state was also the nation's largest importer of electricity and received about 28% of its electricity supply from generating facilities outside of California, including imports from Mexico.

As indicated above, California is one of the nation's leading energy-producing states, and California's per capita energy use is among the nation's most efficient.

**TABLE 2-1: TOTAL ELECTRICITY SYSTEM POWER (CALIFORNIA 2020)**

Fuel Type	California In-State Generation (GWh)	Percent of California In-State Generation	Northwest Imports (GWh)	Southwest Imports (GWh)	Total Imports (GWh)	Percent of Imports	Total California Energy Mix (GWh)	Total California Power Mix
Coal	317	0.2%	194	6,963	7,157	8.8%	7,474	2.7%
Natural Gas	92,298	48.4%	70	8,654	8,724	10.7%	101,022	37.1%
Oil	30	0.0%	-	-	0	0.0%	30	0.0%
Other (Waste Heat / Petroleum Coke)	384	0.2%	125	9	134	0.2%	518	0.2%
Nuclear	16,280	8.5%	672	8,481	9,154	11.2%	25,434	9.3%
Large Hydro	17,938	9.4%	14,078	1,259	15,337	18.8%	33,275	12.2%
Unspecified	-	0.0%	12,870	1,745	14,615	17.9%	14,615	5.4%
Total Non-Renewables and Unspecified Energy	127,248	66.7%	28,009	27,111	55,120	67.5%	182,368	66.9%
Biomass	5,680	3.0%	975	25	1,000	1.2%	6,679	2.5%
Geothermal	11,345	5.9%	166	1,825	1,991	2.4%	13,336	4.9%
Small Hydro	3,476	1.8%	320	2	322	0.4%	3,798	1.4%
Solar	29,456	15.4%	284	6,312	6,596	8.1%	36,052	13.2%
Wind	13,708	7.2%	11,438	5,197	16,635	20.4%	30,343	11.1%
Total Renewables	63,665	33.4%	13,184	13,359	26,543	32.5%	90,208	33.1%
Total System Energy	190,913	100.0%	41,193	40,471	81,663	100.0%	272,576	100.0%

Source: : California Energy Commission, 2020 Total System Electric Generation

## 2.2 ELECTRICITY

According to the U.S. Energy Information Administration (EIA), California used approximately 257,268 gigawatt hours of electricity in 2017 (EIA 2019a). By sector in 2017, commercial uses utilized 46% of the state's electricity, followed by 35% for residential uses, and 19% for industrial uses (EIA 2019a).

The usage associated with electricity use were calculated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0. The Southern California region's electricity reliability has been of concern for the past several years due to the planned retirement of aging facilities that depend upon once-through cooling technologies, as well as the June 2013 retirement of the San Onofre Nuclear Generating Station (San Onofre). While the once-through cooling phase-out has been ongoing since the May 2010 adoption of the State Water Resources Control Board's once-through cooling policy, the retirement of San Onofre complicated the situation. California ISO studies revealed the extent to which the South California Air Basin (SCAB) and the San Diego Air Basin (SDAB) region were vulnerable to low-voltage and post-transient voltage instability concerns. A preliminary plan to address these issues was detailed in the 2013 Integrative Energy Policy Report (IEPR) after a collaborative process with other energy agencies, utilities, and air districts (14). Similarly, the 2020 IEPR identifies broad strategies that are aimed at maintaining electricity system reliability.

Electricity is currently provided to the Project by Southern California Edison (SCE). SCE provides electric power to more than 15 million persons in 15 counties and in 180 incorporated cities, within a service area encompassing approximately 50,000 square miles. Based on SCE's 2018 Power Content Label Mix, SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers .

California's electricity industry is an organization of traditional utilities, private generating companies, and state agencies, each with a variety of roles and responsibilities to ensure that electrical power is provided to consumers. The California Independent Service Operator (ISO) is a nonprofit public benefit corporation and is the impartial operator of the State's wholesale power grid and is charged with maintaining grid reliability, and to direct uninterrupted electrical energy supplies to California's homes and communities. While utilities still own transmission assets, the ISO routes electrical power along these assets, maximizing the use of the transmission system and its power generation resources. The ISO matches buyers and sellers of electricity to ensure that enough power is available to meet demand. To these ends, every five minutes the ISO forecasts electrical demands, accounts for operating reserves, and assigns the lowest cost power plant unit to meet demands while ensuring adequate system transmission capacities and capabilities (15).

Part of the ISO's charge is to plan and coordinate grid enhancements to ensure that electrical power is provided to California consumers. To this end, utilities file annual transmission expansion/modification plans to accommodate the State's growing electrical needs. The ISO reviews and either approves or denies the proposed additions. In addition, and perhaps most



importantly, the ISO works with other areas in the western U.S. electrical grid to ensure that adequate power supplies are available to the State. In this manner, continuing reliable and affordable electrical power is assured to existing and new consumers throughout the State.

Tables 2-2 identifies SCE’s specific proportional shares of electricity sources in 2019. As indicated in Table 2-2, the 2019 SCE Power Mix has renewable energy at 35.1% of the overall energy resources. Geothermal resources are at 5.9%, wind power is at 11.5%, large hydroelectric sources are at 7.9%, solar energy is at 16.0%, and coal is at 0% (16)..

**TABLE 2-2: SCE 2019 POWER CONTENT MIX**

Energy Resources	2019 SCE Power Mix
<b>Eligible Renewable</b>	<b>35.1%</b>
Biomass & Waste	0.6%
Geothermal	5.9%
Eligible Hydroelectric	1.0%
Solar	16.0%
Wind	11.5%
<b>Coal</b>	<b>0.0%</b>
<b>Large Hydroelectric</b>	<b>7.9%</b>
<b>Natural Gas</b>	<b>16.1%</b>
<b>Nuclear</b>	<b>8.2%</b>
<b>Other</b>	<b>0.1%</b>
Unspecified Sources of power*	32.6%
<b>Total</b>	<b>100%</b>

\* "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources

### 2.3 NATURAL GAS

The following summary of natural gas customers and volumes, supplies, delivery of supplies, storage, service options, and operations is excerpted from information provided by the California Public Utilities Commission (CPUC).

*“The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller natural gas utilities. The CPUC also regulates independent storage operators: Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage.*

*California's natural gas utilities provide service to over 11 million gas meters. SoCalGas and PG&E provide service to about 5.9 million and 4.3 million customers, respectively, while SDG&E provides service to over 800, 000 customers. In 2018, California gas utilities*

*forecasted that they would deliver about 4740 million cubic feet per day (MMcfd) of gas to their customers, on average, under normal weather conditions.*

*The overwhelming majority of natural gas utility customers in California are residential and small commercial customers, referred to as "core" customers. Larger volume gas customers, like electric generators and industrial customers, are called "noncore" customers. Although very small in number relative to core customers, noncore customers consume about 65% of the natural gas delivered by the state's natural gas utilities, while core customers consume about 35%.*

*A significant amount of gas (about 19%, or 1131 MMcfd, of the total forecasted California consumption in 2018) is also directly delivered to some California large volume consumers, without being transported over the regulated utility pipeline system. Those customers, referred to as "bypass" customers, take service directly from interstate pipelines or directly from California producers.*

*SDG&E and Southwest Gas' southern division are wholesale customers of SoCalGas, i.e., they receive deliveries of gas from SoCalGas and in turn deliver that gas to their own customers. (Southwest Gas also provides natural gas distribution service in the Lake Tahoe area.) Similarly, West Coast Gas, a small gas utility, is a wholesale customer of PG&E. Some other wholesale customers are municipalities like the cities of Palo Alto, Long Beach, and Vernon, which are not regulated by the CPUC.*

*Natural gas from out-of-state production basins is delivered into California via the interstate natural gas pipeline system. The major interstate pipelines that deliver out-of-state natural gas to California gas utilities are Gas Transmission Northwest Pipeline, Kern River Pipeline, Transwestern Pipeline, El Paso Pipeline, Ruby Pipeline, Mojave Pipeline, and Tuscarora. Another pipeline, the North Baja - Baja Norte Pipeline takes gas off the El Paso Pipeline at the California/Arizona border, and delivers that gas through California into Mexico. While the Federal Energy Regulatory Commission (FERC) regulates the transportation of natural gas on the interstate pipelines, and authorizes rates for that service, the California Public Utilities Commission may participate in FERC regulatory proceedings to represent the interests of California natural gas consumers.*

*The gas transported to California gas utilities via the interstate pipelines, as well as some of the California-produced gas, is delivered into the PG&E and SoCalGas intrastate natural gas transmission pipelines systems (commonly referred to as California's "backbone" pipeline system). Natural gas on the utilities' backbone pipeline systems is then delivered to the local transmission and distribution pipeline systems, or to natural gas storage fields. Some large volume noncore customers take natural gas delivery directly off the high-pressure backbone and local transmission pipeline systems, while core customers and other noncore customers take delivery off the utilities' distribution pipeline systems. The state's natural gas utilities operate over 100,000 miles of transmission and distribution pipelines, and thousands more miles of service lines.*

*Bypass customers take most of their deliveries directly off the Kern/Mojave pipeline system, but they also take a significant amount of gas from California production.*

*PG&E and SoCalGas own and operate several natural gas storage fields that are located within their service territories in northern and southern California, respectively. These storage fields, and four independently owned storage utilities - Lodi Gas Storage, Wild Goose Storage, Central Valley Storage, and Gill Ranch Storage - help meet peak seasonal and daily natural gas demand and allow California natural gas customers to secure natural gas supplies more efficiently. PG&E is a 25% owner of the Gill Ranch Storage field. These storage fields provide a significant amount of infrastructure capacity to help meet California's natural gas requirements, and without these storage fields, California would need much more pipeline capacity in order to meet peak gas requirements .*

*Prior to the late 1980s, California regulated utilities provided virtually all-natural gas services to all their customers. Since then, the Commission has gradually restructured the California gas industry in order to give customers more options while assuring regulatory protections for those customers that wish to, or are required to, continue receiving utility-provided services.*

*The option to purchase natural gas from independent suppliers is one of the results of this restructuring process. Although the regulated utilities procure natural gas supplies for most core customers, core customers have the option to purchase natural gas from independent natural gas marketers, called "core transport agents" (CTA). Contact information for core transport agents can be found on the utilities' web sites. Noncore customers, on the other hand, make natural gas supply arrangements directly with producers or with marketers.*

*Another option resulting from the restructuring process occurred in 1993, when the Commission removed the utilities' storage service responsibility for noncore customers, along with the cost of this service from noncore customers' transportation rates. The Commission also encouraged the development of independent storage fields, and in subsequent years, all the independent storage fields in California were established. Noncore customers and marketers may now take storage service from the utility or from an independent storage provider (if available), and pay for that service, or may opt to take no storage service at all. For core customers, the Commission assures that the utility has adequate storage capacity set aside to meet core requirements, and core customers pay for that service.*

*In a 1997 decision, the Commission adopted PG&E's "Gas Accord", which unbundled PG&E's backbone transmission costs from noncore transportation rates. This decision gave customers and marketers the opportunity to obtain pipeline capacity rights on PG&E's backbone transmission pipeline system, if desired, and pay for that service at rates authorized by the Commission. The Gas Accord also required PG&E to set aside a certain amount of backbone transmission capacity in order to deliver gas to its core customers. Subsequent Commission decisions modified and extended the initial terms of the Gas Accord. The "Gas Accord" framework is still in place today for PG&E's backbone*

and storage rates and services and is now simply referred to as PG&E Gas Transmission and Storage (GT&S).

*In a 2006 decision, the Commission adopted a similar gas transmission framework for Southern California, called the "firm access rights" system. SoCalGas and SDG&E implemented the firm access rights (FAR) system in 2008, and it is now referred to as the backbone transmission system (BTS) framework. As under the PG&E backbone transmission system, SoCalGas backbone transmission costs are unbundled from noncore transportation rates. Noncore customers and marketers may obtain, and pay for, firm backbone transmission capacity at various receipt points on the SoCalGas system. A certain amount of backbone transmission capacity is obtained for core customers to assure meeting their requirements.*

*Many if not most noncore customers now use a marketer to provide for several of the services formerly provided by the utility. That is, a noncore customer may simply arrange for a marketer to procure its supplies, and obtain any needed storage and backbone transmission capacity, in order to assure that it will receive its needed deliveries of natural gas supplies. Core customers still mainly rely on the utilities for procurement service, but they have the option to take procurement service from a CTA. Backbone transmission and storage capacity is either set aside or obtained for core customers in amounts to assure very high levels of service.*

*In order properly operate their natural gas transmission pipeline and storage systems, PG&E and SoCalGas must balance the amount of gas received into the pipeline system and delivered to customers or to storage fields. Some of these utilities' storage capacity is dedicated to this service, and under most circumstances, customers do not need to precisely match their deliveries with their consumption. However, when too much or too little gas is expected to be delivered into the utilities' systems, relative to the amount being consumed, the utilities require customers to more precisely match up their deliveries with their consumption. And, if customers do not meet certain delivery requirements, they could face financial penalties. The utilities do not profit from these financial penalties - the amounts are then returned to customers as a whole. If the utilities find that they are unable to deliver all the gas that is expected to be consumed, they may even call for a curtailment of some gas deliveries. These curtailments are typically required for just the largest, noncore customers. It has been many years since there has been a significant curtailment of core customers in California." (17)*

As indicated in the preceding discussions, natural gas is available from a variety of in-state and out-of-state sources and is provided throughout the state in response to market supply and demand. Complementing available natural gas resources, biogas may soon be available via existing delivery systems, thereby increasing the availability and reliability of resources in total. The CPUC oversees utility purchases and transmission of natural gas to ensure reliable and affordable natural gas deliveries to existing and new consumers throughout the State.

The viability of natural gas is based on present conditions of gas supply and regulatory policies. The natural gas consumption by sector within SCG's service area is provided in Table 2-2.

**TABLE 2.2 – NATURAL GAS CONSUMPTION IN SCG SERVICE AREA IN 2018<sup>A, B</sup>**

Agricultural & Water Pump	Commercial Building	Commercial Other	Industry	Mining & Construction	Residential	Total Usage
78	913	75	1,714	229	2,147	5,156

Notes:

<sup>a</sup> Source: CEC 2020

<sup>b</sup> all numbers in millions of therms and rounded to the nearest whole number

As shown in the table above, SCG consumed approximately 5.2 billion therms in 2018, of which approximately 2.1 billion therms were consumed by the residential sector and 913 million therms were consumed by the commercial building sector.

**2.4 TRANSPORTATION ENERGY RESOURCES**

The Project would generate additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. In February 2021, the Department of Motor Vehicles (DMV) identified 35.8 million registered vehicles in California (18), and those vehicles consume an estimated 17.5 billion gallons of fuel each year<sup>1</sup>. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the Project patrons and employees via commercial outlets.

California’s on-road transportation system includes 394,383 land miles, more than 25.5 million passenger vehicles and light trucks, and almost 8.7 million medium- and heavy-duty vehicles (18).

FILENAME \\* MERGEFORM

<sup>1</sup> Fuel consumptions estimated utilizing information from EMFAC2017.

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### 3 REGULATORY BACKGROUND

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency (EPA) are three federal agencies with substantial influence over energy policies and programs. On the state level, the CPUC and the CEC are two agencies with authority over different aspects of energy. Relevant federal and state energy-related laws and plans are summarized below.

#### 3.1 FEDERAL REGULATIONS

##### 3.1.1 INTERMODAL SURFACE TRANSPORTATION EFFICIENCY ACT OF 1991 (ISTEA)

The ISTEA promoted the development of inter-modal transportation systems to maximize mobility as well as address national and local interests in air quality and energy resources. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

##### 3.1.2 THE TRANSPORTATION EQUITY ACT FOR THE 21<sup>ST</sup> CENTURY (TEA-21)

The TEA-21 was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety. Specifically, under Tea-21, the advanced vehicle program was begun to develop clean, fuel-efficient trucks and other heavy vehicles and the clean fuels program was stated to buy or lease buses using low-polluting fuels.

#### 3.2 CALIFORNIA REGULATIONS

##### 3.2.1 INTEGRATED ENERGY POLICY REPORT (IEPR)

Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a). The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The 2020 IEPR was adopted March 23, 2020, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2020 IEPR identifies actions the state and others can take to ensure a clean, affordable, and reliable energy system. California's innovative energy policies strengthen energy resiliency, reduce greenhouse gas (GHG) emissions that cause climate change, improve air quality, and contribute to a more equitable future (19).

### **3.2.2 STATE OF CALIFORNIA ENERGY PLAN**

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies several strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled (VMT) and accommodate pedestrian and bicycle access.

### **3.2.3 CALIFORNIA CODE TITLE 24, PART 6, ENERGY EFFICIENCY STANDARDS**

California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020. The 2019 Title are applicable to building permit applications submitted on or after January 1, 2020. The 2019 Title 24 standards require solar PV systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting standards for nonresidential buildings. The CEC anticipates that nonresidential buildings will use approximately 30% less energy due to lighting upgrades compared to the prior code (20).

### **3.2.4 AB 1493 PAVLEY REGULATIONS AND FUEL EFFICIENCY STANDARDS**

California AB 1493, enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. Under this legislation, CARB adopted regulations to reduce GHG emissions from non-commercial passenger vehicles (cars and light-duty trucks). Although aimed at reducing GHG emissions, specifically, a co-benefit of the Pavley standards is an improvement in fuel efficiency and consequently a reduction in fuel consumption.

### **3.2.5 CALIFORNIA'S RENEWABLE PORTFOLIO STANDARD (RPS)**

The State Renewable Portfolio Standard (RPS) was initially established by SB 1078 in 2002. SB 1078 required electricity providers to increase procurement of electricity from renewable energy sources by at least one percent per year with the goal of reaching 20% renewables by 2017. SB



107 accelerated the 20% RPS requirement from 2017 to 2010. Subsequently, SB 2 (1X) increased the RPS requirements to 33 percent renewables by 2020 with compliance period targets of 20% by 2013 and 25% by 2016. SB 350 further increases the RPS requirement to 50% by 2030, with interim targets of 40% by 2024 and 45% by 2027. In addition, the bill requires that 65 percent of RPS procurement must be derived from long-term contracts (10 years or more) starting in 2021. The most recent change is from SB 100, which increases RPS requirements to 60% by 2030, with new interim targets of 44% by 2024 and 52% by 2027 as well. The bill further requires that all of the state's electricity come from carbon-free resources (not only RPS-eligible ones) by 2045.

According to the CPUC, all electricity retail sellers either met or exceeded the interim target and are on track to achieve their compliance requirements. California's three large IOUs collectively served 36% of their 2017 retail electricity sales with renewable power. The Small and Multi-Jurisdictional Utilities (SMJUs) and ESPs served roughly 27% of retail sales with renewables and CCAs collectively served 50% of retail sales with renewable power (21).

### **3.2.6 REGIONAL REGULATIONS**

#### **SCAG's 2020-2045 RTP/SCS (CONNECT SoCAL)**

SCAG's RTP/SCS is Southern California's regional transportation plan to achieve the vehicle emissions reductions identified under SB 375. The 2020-2045 RTP/SCS retains the same purpose as the previous RTP/SCS plans in focusing and providing an integrated approach for accommodating population growth, household and employment growth, and transportation needs in the SCAG region by year 2045 including goals to improve the jobs – housing balance and reduce commuting distances. Similar to the previous RTP/SCS plans, the projected regional development pattern under the 2020-2045 RTP/SCS would reduce per capita vehicular-travel-related GHG emissions and achieve the GHG reduction per capita targets for the SCAG region. VMT associated with heavy duty trucks involved in goods movement is outside the purview of the 2020-2045 RTP/SCS, which primarily focuses on VMT associated with passenger vehicles. Under the 2020-2045 RTP/SCS, the focus remains on improving freight mobility in the region and transitioning to near-zero and zero-emissions technology.

#### **COUNTY OF RIVERSIDE CAP**

The County of Riverside CAP (December 8, 2015) was developed to comply with CEQA Guidelines §§15064.4 and 15064.7 to address cumulative GHG emissions in the County, and produce reduction targets that reduce cumulative GHG impacts to less than significant. It includes reduction measures that achieve the reduction targets, and a plan to implement the reduction measures. For new development, a series of mitigation measures was generated and placed into screening tables which assigned points, specific design and construction measures, and operations strategies to be incorporated into development projects to reduce GHG emissions. Many of these measures also have the effect of increasing energy efficiency.

In 2016, Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society challenged particular aspects of the 2015 CAP including commitments to on site renewable energy such as solar, electric vehicles (EV), energy efficient traffic signals, and future updates of the CAP. In 2017, the County and the Petitioners entered into a Settlement Agreement

with commitments to, among other things, on site renewable energy production providing at least 20% of project energy needs, EV chargers, and periodic updates that enhance the CAP goals. In accordance with the Settlement Agreement, the County amended the 2015 CAP in July 2018 to include provisions for onsite renewable energy in the reduction measures and updated CAP Appendix F screening tables.

The County of Riverside CAP Update, November 2019 (CAP Update) establishes updated GHG emission reduction programs and regulations to implement the SB 32 reduction goals for 2030 and includes evaluation of consistency with 2050 GHG reduction targets. The CAP's Screening Table measures go beyond the State measures to reduce GHG emissions to meet the 2030 and 2050 reduction targets, thus correlating with and supporting evolving State GHG emissions reduction goals and strategies beyond 2030.

Additionally, as part of the CAP, prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of CAP measure R2-CE1, which includes on-site renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet (sf) of commercial, office, industrial, or manufacturing development. Renewable energy production shall be onsite generation of at least 20% of energy demand for commercial, office, industrial or manufacturing development, meet or exceed 20% of energy demand for multi-family residential development, and meet or exceed 30% of energy demand for single-family residential development (22).

#### **COUNTY OF RIVERSIDE GENERAL PLAN**

The Air Quality Element of the County of Riverside General Plan includes the policies that result in co-benefits related to energy conservation and efficiency. The following policies from the Air Quality Element may be applicable to the Project (26):

- AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.
- AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.
- AQ 20.10 Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.
- AQ 20.11 Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.
- AQ 20.18 Encourage the installation of solar panels and other energy efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.

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## 4 PROJECT ENERGY DEMANDS AND ENERGY EFFICIENCY MEASURES

### 4.1 EVALUATION CRITERIA

In compliance with Appendix G of the *State CEQA Guidelines* (23), this report analyzes the project's anticipated energy use during construction and operations to determine if the Project would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

### 4.2 METHODOLOGY

Given the nature of the Project, this discussion focuses on the three sources of energy that are most relevant to the project—namely, electricity, natural gas, and transportation fuel for vehicle trips associated with the uses planned for the Project.

Information from the CalEEMod Version 2016.3.2 outputs for the *Beaumont Pointe Air Quality Impact Analysis* (AQIA) (24) was utilized in this analysis, detailing Project related construction equipment, transportation energy demands, and facility energy demands.

#### 4.2.1 CAL EEMOD

In May 2021, the SCAQMD, in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the CalEEMod Version 2020.4.0. The purpose of this model is to calculate construction-source and operational-source criteria pollutants and GHG emissions from direct and indirect sources as well as energy usage (25). Accordingly, the latest version of CalEEMod has been used to determine the proposed Project's anticipated transportation and facility energy demands. Output from the annual construction and operational model runs are provided in Appendices 4.1 through 4.5.

#### 4.2.2 EMISSION FACTORS MODEL

On August 19, 2019, the EPA approved the 2017 version of the EMISSIONS FACTOR model (EMFAC) web database for use in State Implementation Plan and transportation conformity analyses. EMFAC2017 is a mathematical model that was developed to calculate emission rates, fuel consumption, VMT from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by the CARB to project changes in future emissions from on-road mobile sources (26). This energy study utilizes the different fuel types for each vehicle class from the annual EMFAC2017 emission inventory in order to derive the average vehicle fuel economy which is then used to determine the estimated annual fuel consumption associated with vehicle usage during Project construction and operational activities. For purposes of analysis, the 2022 through 2027 analysis years were utilized to conservatively determine the average vehicle fuel economy used throughout the duration of the Project. It is anticipated that

with increasing requirements for electrification of vehicles, trucks and equipment over the next 15-20 years, fuel use for Project operations will decrease.

### 4.3 CONSTRUCTION ENERGY DEMANDS

The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the proposed Project.

#### 4.3.1 CONSTRUCTION POWER COST

The total Project construction power costs is the summation of the products of the area (sf) by the construction duration and the typical power cost.

#### CONSTRUCTION DURATION

Construction is expected to commence in November 2021 and will last through May 2026 (24). The construction schedule utilized in the analysis, shown in Table 4-1, represents a “worst-case” analysis scenario. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (27).

**TABLE 4-1: CONSTRUCTION DURATION**

Phase	Area	Construction Activity	Start Date	End Date	Days
Phase 1	Industrial Building	Grading	05/02/2022	04/01/2023	240
		Building Construction	09/01/2022	12/29/2023	347
		Paving	07/01/2023	12/29/2023	130
		Architectural Coating	01/01/2023	12/29/2023	260
Phase 2	Industrial Buildings 2 & 3	Grading	06/01/2023	06/05/2024	265
		Building Construction	09/01/2023	12/31/2025	609
		Paving	01/20/2025	12/31/2025	248
		Architectural Coating	02/07/2024	12/31/2025	496
Phase 3	Industrial Buildings 4 & 5	Grading	06/03/2024	6/13/2025	270
		Building Construction	09/02/2024	7/31/2026	500
		Paving	12/16/2025	7/31/2026	164
		Architectural Coating	04/30/2025	7/31/2026	328
	Commercial Buildings	Building Construction	08/01/2026	01/31/2027	130
		Paving	12/20/2026	01/31/2027	30
		Architectural Coating	11/07/2026	01/31/2027	60

**PROJECT CONSTRUCTION POWER COST**

The 2021 National Construction Estimator identifies a typical power cost per 1,000 sf of construction per month of \$2.37, which was used to calculate the Project’s total construction power cost (28). As shown on Table 4-2, the total power cost of the on-site electricity usage during the construction of the Project is estimated to be approximately \$652,487.23.

**TABLE 4-2: CONSTRUCTION ELECTRICTIY COST**

Phase	Area	Land Use	Power Cost	Size (1,000 sf)	Construction Duration (months)	Project Construction Power Cost
Phase 1	Industrial Building 1	Industrial	\$2.37	1,379.191	19	\$62,104.97
		Parking Lot	\$2.37	317.175	19	\$14,282.39
		Other Non-Asphalt Surfaces	\$2.37	168.551	19	\$7,589.85
		Other Asphalt Surfaces	\$2.37	1,072.458	19	\$48,292.79
<b>PHASE 1 CONSTRUCTION POWER COST</b>						<b>\$132,270.00</b>
Phase 2	Industrial Buildings 2 & 3	Industrial	\$2.37	1,676.864	30	\$119,225.05
		Parking Lot	\$2.37	356.871	30	\$25,373.53
		Other Non-Asphalt Surfaces	\$2.37	311.088	30	\$22,118.36
		Other Asphalt Surfaces	\$2.37	1,303.929	30	\$92,709.33
<b>PHASE 2 CONSTRUCTION POWER COST</b>						<b>\$259,426.27</b>
Phase 3	Industrial Buildings 4 & 5	Industrial	\$2.37	1,943.945	25	\$115,178.72
		Parking Lot	\$2.37	399.057	25	\$23,644.13
		Other Non-Asphalt Surfaces	\$2.37	283.733	25	\$16,811.18
		Other Asphalt Surfaces	\$2.37	1,511.610	25	\$89,562.91
	Commercial Buildings	Commercial	\$2.37	1,315.952	5	\$15,594.03
<b>PHASE 3 CONSTRUCTION POWER COST</b>						<b>\$260,790.97</b>
<b>TOTAL CONSTRUCTION POWER COST</b>						<b>\$652,487.23</b>

**4.3.2 CONSTRUCTION ELECTRICITY USAGE**

The total Project construction electricity usage is the summation of the products of the power cost (estimated in Table 4-2) by the utility provider cost per kilowatt hour (kWh) of electricity.

**PROJECT CONSTRUCTION ELECTRICITY USAGE**

The SCE’s general service rate schedule were used to determine the Project’s electrical usage. As of May 1, 2021, SCE’s general service rate is \$0.11 per kilowatt hours (kWh) of electricity for industrial services (29). As shown on Table 4-3, the total electricity usage from on-site Project construction related activities is estimated to be approximately 5,846,660 kWh.

**TABLE 4-3: CONSTRUCTION ELECTRICITY USAGE**

Phase	Area	Land Use	Cost per kWh	Project Construction Electricity Usage (kWh)
Phase 1	Industrial Building 1	Industrial	\$0.11	556,496
		Parking Lot	\$0.11	127,978
		Other Non-Asphalt Surfaces	\$0.11	68,009
		Other Asphalt Surfaces	\$0.11	432,731
<b>PHASE 1 CONSTRUCTION ELECTRICITY USAGE</b>				<b>1,185,215</b>
Phase 2	Industrial Buildings 2 & 3	Industrial	\$0.11	1,068,325
		Parking Lot	\$0.11	227,361
		Other Non-Asphalt Surfaces	\$0.11	198,193
		Other Asphalt Surfaces	\$0.11	830,729
<b>PHASE 2 CONSTRUCTION ELECTRICITY USAGE</b>				<b>2,324,608</b>
Phase 3	Industrial Buildings 4 & 5	Industrial	\$0.11	1,032,067
		Parking Lot	\$0.11	211,865
		Other Non-Asphalt Surfaces	\$0.11	150,638
		Other Asphalt Surfaces	\$0.11	802,535
	Commercial Buildings	Commercial	\$0.11	139,731
<b>PHASE 3 CONSTRUCTION ELECTRICITY USAGE</b>				<b>2,336,837</b>
<b>TOTAL CONSTRUCTION ELECTRICITY USAGE</b>				<b>5,846,660</b>

As shown in Table 4-3, the Project is estimated to consume 5.85 million-watt hours (MWh) of electricity during the construction phase. By comparison, approximately 829,347 GWh of electricity would be consumed in California over the course of the Project’s construction phase based on the California daily electricity consumption estimate of approximately 685.4 GWh per day (8). For disclosure, the Project’s petroleum consumption during the construction phase would be 0.002% of the state’s consumption over the course of the Project’s construction phase. Therefore, because electricity use during construction would be temporary and relatively minimal in comparison to overall usage and would not be wasteful or inefficient. Therefore, energy impacts from construction would be less than significant.

**4.3.3 CONSTRUCTION EQUIPMENT FUEL ESTIMATES**

Fuel consumed by construction equipment would be another energy resource expended over the course of Project construction.



**CONSTRUCTION EQUIPMENT**

A summary of construction equipment by phase is provided at Table 4-4. Consistent with industry standards and typical construction practices, each piece of equipment listed in Table 4-4 will operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the code.

**TABLE 4-4: CONSTRUCTION EQUIPMENT ASSUMPTIONS (1 OF 2)**

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 1	Industrial Building 1	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	2	8
			Crawler Tractors	6	8
			Forklifts	6	8
			Generator Sets	2	8
			Welders	2	8
		Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
Architectural Coating	Air Compressors	1	8		
Phase 2	Industrial Buildings 2 & 3	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	2	8
			Crawler Tractors	7	8
			Forklifts	7	8
			Generator Sets	2	8

**TABLE 4-4: CONSTRUCTION EQUIPMENT ASSUMPTIONS (2 OF 2)**

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 2	Industrial Buildings 2 & 3	Building Construction	Welders	2	8
		Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
		Architectural Coating	Air Compressors	1	8
Phase 3	Industrial Buildings 4 & 5	Grading	Crawler Tractors	4	8
			Excavators	1	8
			Graders	2	8
			Rubber Tired Dozers	2	8
			Scrapers	14	8
			Water Trucks	4	8
		Building Construction	Cranes	3	8
			Crawler Tractors	8	8
			Forklifts	8	8
			Generator Sets	3	8
			Welders	3	8
	Paving	Pavers	3	8	
		Paving Equipment	3	8	
		Rollers	3	8	
	Architectural Coating	Air Compressors	1	8	
	Commercial Buildings	Building Construction	Cranes	2	8
			Crawler Tractors	6	8
			Forklifts	6	8
			Generator Sets	2	8
			Welders	2	8
		Paving	Pavers	2	8
			Paving Equipment	2	8
			Rollers	2	8
Architectural Coating	Air Compressors	1	8		

## PROJECT CONSTRUCTION EQUIPMENT FUEL CONSUMPTION

Project construction activity timeline estimates, construction equipment schedules, equipment power ratings, load factors, and associated fuel consumption estimates are presented in Table 4-5. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hour per gallon (hp-hr-gal.), obtained from CARB 2018 Emissions Factors Tables and cited fuel consumption rate factors presented in Table D-24 of the Moyer guidelines (30). For the purposes of this analysis, the calculations are based on all construction equipment being diesel-powered which is consistent with industry standards. Diesel fuel would be supplied by existing commercial fuel providers serving the Project area and region<sup>2</sup>. As previously presented in Table 4-5, Project construction activities would consume an estimated 1,942,071 gallons of diesel fuel.

Project construction would represent a “single-event” diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

FILENAME \\* MERGEFORM

<sup>2</sup> Based on Appendix A of the CalEEMod User’s Guide, Construction consists of several types of off-road equipment. Since the majority of the off-road construction equipment used for construction projects are diesel fueled, CalEEMod assumes all of the equipment operates on diesel fuel.

**TABLE 4-5: CONSTRUCTION EQUIPMENT FUEL CONSUMPTION ESTIMATES (1 OF 4)**

Phase	Area	Construction Activity	Duration (Days)	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption
Phase 1	Industrial Building 1	Grading	240	Crawler Tractors	212	4	8	0.43	2,917	37,844
				Excavators	158	1	8	0.38	480	6,231
				Graders	187	2	8	0.41	1,227	15,914
				Rubber Tired Dozers	247	2	8	0.40	1,581	20,508
				Scrapers	367	14	8	0.48	19,730	255,956
		Building Construction	347	Cranes	231	2	8	0.29	1,072	20,104
				Crawler Tractors	212	6	8	0.43	4,376	82,074
				Forklifts	89	6	8	0.20	854	16,026
				Generator Sets	84	2	8	0.74	995	18,655
				Welders	46	2	8	0.45	331	6,212
		Paving	130	Pavers	130	2	8	0.42	874	6,139
				Paving Equipment	132	2	8	0.36	760	5,343
				Rollers	80	2	8	0.38	486	3,418
		Architectural Coating	260	Air Compressors	78	1	8	0.48	300	4,209
<b>PHASE 1 CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)</b>										<b>498,633</b>

**TABLE 4-5: CONSTRUCTION EQUIPMENT FUEL CONSUMPTION ESTIMATES (2 OF 4)**

Phase	Area	Construction Activity	Duration (Days)	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption
Phase 2	Industrial Buildings 2 & 3	Grading	265	Crawler Tractors	212	4	8	0.43	2,917	41,786
				Excavators	158	1	8	0.38	480	6,880
				Graders	187	2	8	0.41	1,227	17,572
				Rubber Tired Dozers	247	2	8	0.40	1,581	22,644
				Scrapers	367	14	8	0.48	19,730	282,618
		Building Construction	609	Cranes	231	2	8	0.29	1,072	35,284
				Crawler Tractors	212	7	8	0.43	5,105	168,050
				Forklifts	89	7	8	0.20	997	32,814
				Generator Sets	84	2	8	0.74	995	32,740
				Welders	46	2	8	0.45	331	10,903
		Paving	248	Pavers	130	2	8	0.42	874	11,711
				Paving Equipment	132	2	8	0.36	760	10,192
				Rollers	80	2	8	0.38	486	6,520
		Architectural Coating	496	Air Compressors	78	1	8	0.48	300	8,030
<b>PHASE 2 CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)</b>										<b>687,744</b>

**TABLE 4-5: CONSTRUCTION EQUIPMENT FUEL CONSUMPTION ESTIMATES (3 OF 4)**

Phase	Area	Construction Activity	Duration (Days)	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption
Phase 3	Industrial Buildings 4 & 5	Grading	270	Crawler Tractors	212	4	8	0.43	2,917	42,574
				Excavators	158	1	8	0.38	480	7,010
				Graders	187	2	8	0.41	1,227	17,903
				Rubber Tired Dozers	247	2	8	0.40	1,581	23,071
				Scrapers	367	14	8	0.48	19,730	287,950
		Building Construction	500	Cranes	231	3	8	0.29	1,608	43,453
				Crawler Tractors	212	8	8	0.43	5,834	157,682
				Forklifts	89	8	8	0.20	1,139	30,789
				Generator Sets	84	3	8	0.74	1,492	40,320
				Welders	46	3	8	0.45	497	13,427
		Paving	164	Pavers	130	3	8	0.42	1,310	11,617
				Paving Equipment	132	3	8	0.36	1,140	10,110
				Rollers	80	3	8	0.38	730	6,468
		Architectural Coating	328	Air Compressors	78	1	8	0.48	300	5,310

**TABLE 4-5: CONSTRUCTION EQUIPMENT FUEL CONSUMPTION ESTIMATES (4 OF 4)**

Phase	Area	Construction Activity	Duration (Days)	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption
Phase 3	Commercial Buildings	Building Construction	130	Cranes	231	2	8	0.29	1,072	7,532
				Crawler Tractors	212	6	8	0.43	4,376	30,748
				Forklifts	89	6	8	0.20	854	6,004
				Generator Sets	84	2	8	0.74	995	6,989
				Welders	46	2	8	0.45	331	2,327
		Paving	30	Pavers	130	2	8	0.42	874	1,417
				Paving Equipment	132	2	8	0.36	760	1,233
				Rollers	80	2	8	0.38	486	789
		Architectural Coating	60	Air Compressors	78	1	8	0.48	300	971
		<b>PHASE 3 CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)</b>								
<b>TOTAL CONSTRUCTION FUEL DEMAND (GALLONS DIESEL FUEL)</b>										<b>1,942,071</b>

**4.3.3 CONSTRUCTION TRIPS AND VMT**

Construction generates on-road vehicle emissions from vehicle usage for workers, hauling, and vendors commuting to and from the site. The number of workers, hauling, and vendor trips are presented below in Table 4-6.

**TABLE 4-6: CONSTRUCTION TRIPS AND VMT**

Phase	Area	Construction Activity	Worker Trips Per Day	Vendor Trips Per Day	Hauling Trips Per Day
Phase 1	Industrial Building 1	Grading	58	0	0
		Building Construction	1,234	481	0
		Paving	15	0	0
		Architectural Coating	247	0	0
Phase 2	Industrial Buildings 2 & 3	Grading	58	0	0
		Building Construction	1,532	598	0
		Paving	15	0	0
		Architectural Coating	306	0	0
Phase 3	Industrial Buildings 4 & 5	Grading	58	0	0
		Building Construction	1,738	678	0
		Paving	23	0	0
		Architectural Coating	348	0	0
	Commercial Buildings	Building Construction	553	216	0
		Paving	15	0	0
		Architectural Coating	111	0	0

**4.3.4 CONSTRUCTION WORKER FUEL ESTIMATES**

With respect to estimated VMT for the Project, the construction worker trips would generate an estimated 39,645,724 VMT during the 56 months of construction (24). Based on CalEEMod methodology, it is assumed that 50% of all vendor trips are from light-duty-auto vehicles (LDA), 25% are from light-duty-trucks (LDT1<sup>3</sup>), and 25% are from light-duty-trucks (LDT2<sup>4</sup>). Data regarding Project related construction worker trips were based on CalEEMod defaults utilized within the AQIA.

Vehicle fuel efficiencies for LDA, LDT1, and LDT2 were estimated using information generated within the 2017 version of the EMFAC developed by CARB, and is the current model approved by EPA. EMFAC2017 is a mathematical model that was developed to calculate emission rates, fuel consumption, and VMT from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by the CARB to project changes in future emissions from on-

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<sup>3</sup> Vehicles under the LDT1 category have a gross vehicle weight rating (GVWR) of less than 6,000 lbs. and equivalent test weight (ETW) of less than or equal to 3,750 lbs.

<sup>4</sup> Vehicles under the LDT2 category have a GVWR of less than 6,000 lbs. and ETW between 3,751 lbs. and 5,750 lbs.



road mobile sources (26). EMFAC2017 was run for the LDA, LDT1, and LDT2 vehicle class within the California sub-area for the 2022 through 2027 calendar years. Data from EMFAC2017 is shown in Appendix 4.6.

Table 4-7 provides an estimated annual fuel consumption resulting from LDAs related to the Project construction worker trips. Based on Table 4-7, it is estimated that 560,915 gallons of fuel will be consumed related to construction worker trips during full construction of the Project.

Table 4-8 provides an estimated annual fuel consumption resulting from LDT1s related to the Project construction worker trips. Based on Table 4-8, it is estimated that 335,142 gallons of fuel will be consumed related to construction worker trips during full construction of the Project.

Table 4-9 provides an estimated annual fuel consumption resulting from LDT2s related to the Project construction worker trips. Based on Table 4-9, it is estimated that 348,866 gallons of fuel will be consumed related to construction worker trips during full construction of the Project.

It should be noted that construction worker trips would represent a “single-event” gasoline fuel demand and would not require on-going or permanent commitment of fuel resources for this purpose.

**TABLE 4-7: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDA (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg) <sup>1</sup>	Estimated Fuel Consumption (gallons)	
Phase 1	Industrial Building 1	2022							
		Grading	175	29	14.7	74,603	32.77	2,277	
		Building Construction	87	617	14.7	789,081	32.77	24,080	
		2023							
		Grading	65	29	14.7	27,710	33.79	820	
		Building Construction	260	617	14.7	2,358,174	33.79	69,797	
		Paving	130	8	14.7	15,288	33.79	452	
		Architectural Coating	260	124	14.7	473,928	33.79	14,027	
<b>PHASE 1 CONSTRUCTION WORKER (LDA) FUEL CONSUMPTION</b>								<b>111,453</b>	
Phase 2	Industrial Buildings 2 & 3	2023							
		Grading	152	29	14.7	64,798	33.79	1,918	
		Building Construction	86	766	14.7	968,377	33.79	28,662	
		2024							
		Grading	113	29	14.7	48,172	34.87	1,381	
		Building Construction	262	766	14.7	2,950,172	34.87	84,595	
		Architectural Coating	235	153	14.7	528,539	34.87	15,156	
		2025							
		Building Construction	261	766	14.7	2,938,912	36.06	81,511	
Architectural Coating	261	153	14.7	587,015	36.06	16,281			
		Paving	248	8	14.7	29,165	36.06	809	
<b>PHASE 2 CONSTRUCTION WORKER (LDA) FUEL CONSUMPTION</b>								<b>230,313</b>	

<sup>1</sup> The average fuel economy for each vehicle class is based on EMFAC 2017 fuel consumption.

**TABLE 4-7: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDA (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 3	Industrial Buildings 4 & 5	2024						
		Grading	152	29	14.7	64,798	34.87	1,858
		Building Construction	87	869	14.7	1,111,364	34.87	31,868
		2025						
		Grading	118	29	14.7	50,303	36.06	1,395
		Building Construction	261	869	14.7	3,334,092	36.06	92,472
		Paving	12	12	14.7	2,117	36.06	59
		Architectural Coating	176	174	14.7	450,173	36.06	12,486
		2026						
		Building Construction	152	869	14.7	1,941,694	37.17	52,242
	Paving	152	12	14.7	26,813	37.17	721	
	Architectural Coating	152	174	14.7	388,786	37.17	10,460	
	Commercial	2026						
		Building Construction	109	277	14.7	443,837	37.17	11,942
		Paving	9	8	14.7	1,058	37.17	28
		Architectural Coating	39	56	14.7	32,105	37.17	864
		2027						
		Building Construction	21	277	14.7	85,510	38.23	2,237
Paving		21	8	14.7	2,470	38.23	65	
Architectural Coating	21	56	14.7	17,287	38.23	452		
<b>PHASE 3 CONSTRUCTION WORKER (LDA) FUEL CONSUMPTION</b>								<b>219,149</b>
<b>TOTAL WORKER (LDA) FUEL CONSUMPTION</b>								<b>560,915</b>

**TABLE 4-8: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDT1 (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 1	Industrial Building 1	2022						
		Grading	175	15	14.7	38,588	27.55	1,401
		Building Construction	87	309	14.7	395,180	27.55	14,343
		2023						
		Grading	65	15	14.7	14,333	28.38	505
		Building Construction	260	309	14.7	1,180,998	28.38	41,611
		Paving	130	4	14.7	7,644	28.38	269
Architectural Coating	260	62	14.7	236,964	28.38	8,349		
<b>PHASE 1 CONSTRUCTION WORKER (LDT1) FUEL CONSUMPTION</b>								<b>66,478</b>
Phase 2	Industrial Buildings 2 & 3	2023						
		Grading	152	15	14.7	33,516	28.38	1,181
		Building Construction	86	383	14.7	484,189	28.38	17,060
		2024						
		Grading	113	15	14.7	24,917	29.26	852
		Building Construction	262	383	14.7	1,475,086	29.26	50,421
		Architectural Coating	235	77	14.7	265,997	29.26	9,092
		2025						
		Building Construction	261	383	14.7	1,469,456	30.19	48,671
Architectural Coating	261	77	14.7	295,426	30.19	9,785		
Paving	248	4	14.7	14,582	30.19	483		
<b>PHASE 2 CONSTRUCTION WORKER (LDT1) FUEL CONSUMPTION</b>								<b>137,545</b>

**TABLE 4-8: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDT1 (2 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 3	Industrial Buildings 4 & 5	2024						
		Grading	152	15	14.7	33,516	29.26	1,146
		Building Construction	87	435	14.7	556,322	29.26	19,016
		2025						
		Grading	118	15	14.7	26,019	30.19	862
		Building Construction	261	435	14.7	1,668,965	30.19	55,279
		Paving	12	6	14.7	1,058	30.19	35
		Architectural Coating	176	87	14.7	225,086	30.19	7,455
		2026						
		Building Construction	152	435	14.7	971,964	31.07	31,282
	Paving	152	6	14.7	13,406	31.07	431	
	Architectural Coating	152	87	14.7	194,393	31.07	6,256	
	Commercial	2026						
		Building Construction	109	139	14.7	222,720	31.07	7,168
		Paving	9	4	14.7	529	31.07	17
		Architectural Coating	39	28	14.7	16,052	31.07	517
		2027						
Building Construction		21	139	14.7	42,909	31.90	1,345	
Paving		21	4	14.7	1,235	31.90	39	
Architectural Coating	21	28	14.7	8,644	31.90	271		
<b>PHASE 3 CONSTRUCTION WORKER (LDT1) FUEL CONSUMPTION</b>								<b>131,119</b>
<b>TOTAL WORKER (LDT1) FUEL CONSUMPTION</b>								<b>335,142</b>

**TABLE 4-9: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDT2 (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)	
Phase 1	Industrial Building 1	2022							
		Grading	175	15	14.7	38,588	26.03	1,482	
		Building Construction	87	309	14.7	395,180	26.03	15,181	
		2023							
		Grading	65	15	14.7	14,333	27.02	530	
		Building Construction	260	309	14.7	1,180,998	27.02	43,707	
		Paving	130	4	14.7	7,644	27.02	283	
		Architectural Coating	260	62	14.7	236,964	27.02	8,770	
<b>PHASE 1 CONSTRUCTION WORKER (LDT2) FUEL CONSUMPTION</b>								<b>69,953</b>	
Phase 2	Industrial Buildings 2 & 3	2023							
		Grading	152	15	14.7	33,516	27.02	1,240	
		Building Construction	86	383	14.7	484,189	27.02	17,919	
		2024							
		Grading	113	15	14.7	24,917	28.05	888	
		Building Construction	262	383	14.7	1,475,086	28.05	52,591	
		Architectural Coating	235	77	14.7	265,997	28.05	9,483	
		2025							
		Building Construction	261	383	14.7	1,469,456	29.13	50,443	
		Architectural Coating	261	77	14.7	295,426	29.13	10,141	
		Paving	248	4	14.7	14,582	29.13	501	
<b>PHASE 2 CONSTRUCTION WORKER (LDT2) FUEL CONSUMPTION</b>								<b>143,206</b>	

**TABLE 4-9: CONSTRUCTION WORKER FUEL CONSUMPTION ESTIMATES – LDT2 (2 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Worker Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 3	Industrial Buildings 4 & 5	2024						
		Grading	152	15	14.7	33,516	28.05	1,195
		Building Construction	87	435	14.7	556,322	28.05	19,834
		2025						
		Grading	118	15	14.7	26,019	29.13	893
		Building Construction	261	435	14.7	1,668,965	29.13	57,292
		Paving	12	6	14.7	1,058	29.13	36
		Architectural Coating	176	87	14.7	225,086	29.13	7,727
		2026						
		Building Construction	152	435	14.7	971,964	30.17	32,217
		Paving	152	6	14.7	13,406	30.17	444
		Architectural Coating	152	87	14.7	194,393	30.17	6,443
	Commercial	2026						
		Building Construction	109	139	14.7	222,720	30.17	7,382
		Paving	9	4	14.7	529	30.17	18
		Architectural Coating	39	28	14.7	16,052	30.17	532
		2027						
		Building Construction	21	139	14.7	42,909	31.16	1,377
		Paving	21	4	14.7	1,235	31.16	40
Architectural Coating		21	28	14.7	8,644	31.16	277	
<b>PHASE 3 CONSTRUCTION WORKER (LDT2) FUEL CONSUMPTION</b>								<b>135,707</b>
<b>TOTAL WORKER (LDT2) FUEL CONSUMPTION</b>								<b>348,866</b>

#### 4.3.5 CONSTRUCTION VENDOR AND HAULING FUEL ESTIMATES

With respect to estimated VMT, the construction vendor trips (vehicles that deliver materials to the site during construction) and hauling trips would generate an estimated 6,199,760 VMT along area roadways for the Project over the duration of construction activity (24). It is assumed that 50% of all vendor trips are from medium-heavy duty trucks (MHDT), 50% are from heavy-heavy duty trucks (HHDT), and 100% of hauling trips are from HHDTs. These assumptions are consistent with the CalEEMod defaults utilized within the within the AQIA (24). Vehicle fuel efficiencies for MHDTs and HHDTs were estimated using information generated within EMFAC2017. EMFAC2017 was run for the MHDT and HHDT vehicle classes within the California sub-area for the 2022 through 2027 calendar years. Data from EMFAC2017 is shown in Appendix 4.6.

Based on Table 4-10, it is estimated that 283,092 gallons of fuel will be consumed related to construction vendor trips (MHDTs) during full construction of the Project.

Tables 4-11 shows the estimated fuel economy of HHDTs accessing the Project site. Based on 4-11, fuel consumption from construction vendor trips (HHDTs) will total approximately 409,201 gallons.

It should be noted that Project construction vendor trips would represent a “single-event” diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.



**TABLE 4-10: CONSTRUCTION VENDOR FUEL CONSUMPTION ESTIMATES – MHDT (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Vendor Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 1	Industrial Building 1	2022						
		Grading	175	0	6.9	0	10.34	0
		Building Construction	87	241	6.9	144,672	10.34	13,994
		2023						
		Grading	65	0	6.9	0	10.74	0
		Building Construction	260	241	6.9	432,354	10.74	40,262
		Paving	130	0	6.9	0	10.74	0
		Architectural Coating	260	0	6.9	0	10.74	0
<b>PHASE 1 CONSTRUCTION VENDOR (MHDT) FUEL CONSUMPTION</b>								<b>54,256</b>
Phase 2	Industrial Buildings 2 & 3	2023						
		Grading	152	0	6.9	0	10.74	0
		Building Construction	86	299	6.9	177,427	10.74	16,522
		2024						
		Grading	113	0	6.9	0	10.91	0
		Building Construction	262	299	6.9	540,532	10.91	49,559
		Architectural Coating	235	0	6.9	0	10.91	0
		2025						
		Building Construction	261	299	6.9	538,469	11.07	48,656
		Architectural Coating	261	0	6.9	0	11.07	0
		Paving	248	0	6.9	0	11.07	0
<b>PHASE 2 CONSTRUCTION VENDOR (MHDT) FUEL CONSUMPTION</b>								<b>114,737</b>

**TABLE 4-10: CONSTRUCTION VENDOR FUEL CONSUMPTION ESTIMATES – MHDT (2 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Vendor Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 3	Industrial Buildings 4 & 5	2024						
		Grading	152	0	6.9	0	10.91	0
		Building Construction	87	339	6.9	203,502	10.91	18,658
		2025						
		Grading	118	0	6.9	0	11.07	0
		Building Construction	261	339	6.9	610,505	11.07	55,165
		Paving	12	0	6.9	0	11.07	0
		Architectural Coating	176	0	6.9	0	11.07	0
		2026						
		Building Construction	152	339	6.9	355,543	11.23	31,669
		Paving	152	0	6.9	0	11.23	0
		Architectural Coating	152	0	6.9	0	11.23	0
	Commercial	2026						
		Building Construction	109	108	6.9	81,227	11.23	7,235
		Paving	9	0	6.9	0	11.23	0
		Architectural Coating	39	0	6.9	0	11.23	0
		2027						
		Building Construction	21	108	6.9	15,649	11.41	1,372
		Paving	21	0	6.9	0	11.41	0
		Architectural Coating	21	0	6.9	0	11.41	0
<b>PHASE 3 CONSTRUCTION VENDOR (MHDT) FUEL CONSUMPTION</b>								<b>114,099</b>
<b>TOTAL VENDOR (MHDT) FUEL CONSUMPTION</b>								<b>283,092</b>

**TABLE 4-11: CONSTRUCTION VENDOR FUEL CONSUMPTION ESTIMATES – HHDT (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Vendor Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 1	Industrial Building 1	2022						
		Grading	175	0	6.9	0	7.06	0
		Building Construction	87	241	6.9	144,672	7.06	20,486
		2023						
		Grading	65	0	6.9	0	7.44	0
		Building Construction	260	241	6.9	432,354	7.44	58,146
		Paving	130	0	6.9	0	7.44	0
		Architectural Coating	260	0	6.9	0	7.44	0
<b>PHASE 1 CONSTRUCTION VENDOR (HHDT) FUEL CONSUMPTION</b>								<b>78,632</b>
Phase 2	Industrial Buildings 2 & 3	2023						
		Grading	152	0	6.9	0	7.44	0
		Building Construction	86	299	6.9	177,427	7.44	23,862
		2024						
		Grading	113	0	6.9	0	7.54	0
		Building Construction	262	299	6.9	540,532	7.54	71,698
		Architectural Coating	235	0	6.9	0	7.54	0
		2025						
		Building Construction	261	299	6.9	538,469	7.66	70,300
		Architectural Coating	261	0	6.9	0	7.66	0
	Paving	248	0	6.9	0	7.66	0	
<b>PHASE 2 CONSTRUCTION VENDOR (HHDT) FUEL CONSUMPTION</b>								<b>165,860</b>

**TABLE 4-11: CONSTRUCTION VENDOR FUEL CONSUMPTION ESTIMATES – HHDT (1 OF 2)**

Phase	Area	Construction Activity	Duration (Days)	Vendor Trips/Day	Trip Length (miles)	VMT	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Phase 3	Industrial Buildings 4 & 5	2024						
		Grading	152	0	6.9	0	7.54	0
		Building Construction	87	339	6.9	203,502	7.54	26,993
		2025						
		Grading	118	0	6.9	0	7.66	0
		Building Construction	261	339	6.9	610,505	7.66	79,705
		Paving	12	0	6.9	0	7.66	0
		Architectural Coating	176	0	6.9	0	7.66	0
		2026						
		Building Construction	152	339	6.9	355,543	7.79	45,619
		Paving	152	0	6.9	0	7.79	0
		Architectural Coating	152	0	6.9	0	7.79	0
	Commercial	2026						
		Building Construction	109	108	6.9	81,227	7.79	10,422
		Paving	9	0	6.9	0	7.79	0
		Architectural Coating	39	0	6.9	0	7.79	0
		2027						
		Building Construction	21	108	6.9	15,649	7.94	1,970
Paving		21	0	6.9	0	7.94	0	
Architectural Coating		21	0	6.9	0	7.94	0	
<b>PHASE 3 CONSTRUCTION VENDOR (HHDT) FUEL CONSUMPTION</b>								<b>164,709</b>
<b>TOTAL VENDOR (HHDT) FUEL CONSUMPTION</b>								<b>409,201</b>

As shown in Tables 4-5 and 4-7 through 4-11, the Project is estimated to consume 3,879,287 gallons of petroleum during the construction phase. By comparison, approximately 59 billion gallons of petroleum would be consumed in California over the course of the Project's construction phase based on the California daily petroleum consumption estimate of approximately 48.9 million gallons per day (8). Also, for comparison, countywide total petroleum use by vehicles is expected to be 580 million gallons per year by 2027 (31). For disclosure, the Project's petroleum consumption during the construction phase would be 0.007% of the state's consumption over the course of the Project's construction phase. The Project would be required to comply with CARB's Airborne Toxics Control Measure, which restricts heavy-duty diesel vehicle idling time to 5 minutes, CARB's Truck and Bus Regulation, and federal fuel efficiency requirements, which would minimize fuel consumption. Therefore, because petroleum use during construction would be temporary and relatively minimal in comparison to overall usage and would not be wasteful or inefficient. Therefore, energy impacts from construction would be less than significant.

#### **4.3.6 CONSTRUCTION ENERGY EFFICIENCY/CONSERVATION MEASURES**

Starting in 2014, CARB adopted the nation's first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure fleets gradually turnover the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Construction contractors would be required to comply with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with anti-idling and emissions regulations would result in a more efficient use of construction-related energy and the minimization or elimination of wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additional construction-source energy efficiencies would occur due to required California regulations and best available control measures (BACM). For example, CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Section 2449(d)(3) requires that grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling." In this manner, construction equipment operators are required to be informed that engines are to be turned off at or prior to

five minutes of idling. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

A full analysis related to the energy needed to form construction materials is not included in this analysis due to a lack of detailed Project-specific information on construction materials. At this time, an analysis of the energy needed to create Project-related construction materials would be extremely speculative and thus has not been prepared. However, the Project will comply with CalGreen requirements for construction waste management which require recycling and/or salvaging for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1)

#### **4.4 OPERATIONAL ENERGY DEMANDS**

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by passenger car and truck vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

##### **4.4.1 TRANSPORTATION FUEL DEMANDS**

Trip characteristics available from the *Jack Rabbit Trail Specific Plan Traffic Analysis* (TA) were utilized in this analysis (32). As summarized on Table 4-12 the Project will result in 85,752,932 annual VMT and an estimated annual fuel consumption of 5,318,792 gallons of fuel.

In order to account for the possibility of refrigerated uses (cold storage) that would be accommodated by the up to 98,482 sf of Cold Storage Warehouse proposed, all 4+ axle trucks accessing this land use are presumed to also have transport refrigeration units (TRUs). Therefore, for modeling purposes 79 total daily trucks (one-way) are assumed to be trucks with TRUs. Based on CARB's *Draft Update to Inventory for Transportation Refrigeration Units* (33) 60% of TRUs are anticipated to be 25+ horsepower and 40% of TRUs are anticipated to be 23 horsepower, as such 60% of TRUs are assumed to be 34 horsepower with a load factor of 0.53 (0.01 grams of PM<sub>10</sub> per brake-horsepower-hour) and 40% of TRUs are assumed to be 23 horsepower with a load factor of 0.46 (0.12 grams of PM<sub>10</sub> per brake-horsepower-hour). TRUs are also accounted for during on-site and off-site travel. TRU emission rates were calculated based on CARB's 2017 Off-Road Diesel Emission Factors for each phase's respective opening years.

**TABLE 4-12: TOTAL PROJECT-GENERATED TRAFFIC ANNUAL FUEL CONSUMPTION**

Phase	Area	Vehicle Type	Annual VMT	Average Vehicle Fuel Economy (mpg)	Estimated Annual Fuel Consumption (gallons)
Phase 1	Industrial Building 1	LDA	5,543,105	33.79	164,065
		LDT1	580,294	28.38	20,446
		LDT2	1,788,999	27.02	66,208
		MDV	1,461,802	21.45	68,135
		LHDT1	983,158	14.58	67,435
		LHDT2	269,988	15.26	17,697
		MHDT	934,232	10.74	86,997
		HHDT	6,909,272	7.44	929,211
		OBUS	0	6.63	0
		UBUS	0	4.97	0
		MCY	249,247	37.90	6,577
		SBUS	0	8.06	0
		MH	0	6.17	0
		TRUs			191
<b>PHASE 1 TOTAL (ALL VEHICLES)</b>			<b>18,720,098</b>		<b>1,426,962</b>
Phase 2	Industrial Buildings 2 & 3	LDA	23,259,738	36.06	645,112
		LDT1	2,430,899	30.19	80,516
		LDT2	7,480,921	29.13	256,802
		MDV	5,858,987	23.06	254,067
		LHDT1	4,331,113	15.03	288,260
		LHDT2	1,213,867	15.68	77,427
		MHDT	3,943,068	11.07	356,296
		HHDT	22,856,576	7.66	2,984,051
		OBUS	0	6.94	0
		UBUS	0	5.02	0
		MCY	1,017,213	37.84	26,885
		SBUS	0	8.23	0
		MH	0	6.37	0
		TRUs			191
<b>PHASE 2 TOTAL (ALL VEHICLES)</b>			<b>72,392,382</b>		<b>4,969,609</b>
Phase 3	Industrial Buildings 4 & 5	LDA	23,233,083	38.23	607,730
		LDT1	2,424,667	31.90	75,997
		LDT2	7,464,796	31.16	239,592

		MDV	5,636,358	24.73	227,959
		LHDT1	4,396,621	15.52	283,244
		LHDT2	1,246,839	16.17	77,115
		MHDT	3,991,451	11.41	349,893
		HHDT	22,973,665	7.94	2,892,335
		OBUS	0	7.25	0
		UBUS	0	5.10	0
		MCY	989,741	37.79	26,189
		SBUS	0	8.41	0
		MH	0	6.59	0
		TRUs			191
	Commercial Buildings	LDA	7,300,006	32.59	223,993
		LDT1	ar762,511	27.49	27,733
		LDT2	2,345,977	25.46	92,148
		MDV	1,771,543	20.63	85,863
		LHDT1	323,707	13.59	23,815
		LHDT2	91,828	13.78	6,664
		MHDT	156,127	9.09	17,176
		HHDT	247,151	6.37	38,794
		OBUS	8,145	6.50	1,253
		UBUS	3,925	3.83	1,025
		MCY	310,405	37.16	8,354
		SBUS	14,588	8.00	1,823
MH	59,798	6.15	9,718		
<b>PHASE 3 TOTAL (ALL VEHICLES)</b>			<b>85,752,932</b>		<b>5,318,792</b>

As shown in Table 4-12, the Project is estimated to consume 5,318,792 gallons of petroleum annually at Project Buildout (2027). By comparison, approximately 17.9 billion gallons of petroleum would be consumed in California on an annual basis based on the California daily petroleum consumption estimate of approximately 48.9 million gallons per day (8). Also, for comparison, countywide total petroleum use by vehicles is expected to be 580 million gallons per year by 2027 (31). For disclosure, the Project’s petroleum consumption during a given year would be 0.0004% of the state’s annual consumption. The Project would be required to comply with CARB’s Airborne Toxics Control Measure, which restricts heavy-duty diesel vehicle idling time to 5 minutes, CARB’s Truck and Bus Regulation, and federal fuel efficiency requirements, which would minimize fuel consumption. Therefore, because petroleum use during operation would be relatively minimal in comparison to overall usage and would not be wasteful or inefficient. Therefore, energy impacts from operations would be less than significant.



**4.4.2 FACILITY ENERGY DEMANDS**

Project building operations activities would result in the consumption of natural gas and electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied to the Project by SCE. As previously stated, the analysis herein assumes compliance with the 2019 Title 24 Standards. As such, the CalEEMod defaults for Title 24 – Electricity and Lighting Energy were reduced by 30% in order to reflect consistency with the 2019 Title 24 standard. Annual natural gas and electricity demands of the Project are summarized in Tables 4-13 and 4.14, respectively.

**TABLE 4-13: PROJECT ANNUAL NATURAL GAS DEMAND SUMMARY**

Phase	Area	Land Use	Demand
Natural Gas Demand (kBTU/year)			
Phase 1	Industrial Building 1	Industrial	7,744,170
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
<b>PHASE 1 NATURAL GAS DEMAND</b>			<b>7,744,170</b>
Natural Gas Demand (kBTU/year)			
Phase 2	Industrial Buildings	Industrial	30,182,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
<b>PHASE 2 NATURAL GAS DEMAND</b>			<b>30,182,000</b>
Phase 3	Industrial Buildings	Industrial	30,185,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	0
	Commercial Buildings	Commercial	23,672,582
		Other Asphalt Surfaces	0
<b>PHASE 3 NATURAL GAS DEMAND</b>			<b>53,857,582</b>

kBTU – kilo-British Thermal Units

**TABLE 4-14: PROJECT ANNUAL ELECTRICITY DEMAND SUMMARY**

Phase	Area	Land Use	Demand
Electricity Demand (kWh/year)			
Phase 1	Industrial Building 1	Industrial	6,951,720
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	111,011
<b>PHASE 1 ELECTRICITY DEMAND</b>			<b>7,062,731</b>
Phase 2	Industrial Buildings 2 & 3	Industrial	19,152,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	375,586
<b>PHASE 2 ELECTRICITY DEMAND</b>			<b>19,527,586</b>
Phase 3	Industrial Buildings 4 & 5	Industrial	19,163,000
		Other Asphalt Surfaces	0
		Other Non-Asphalt Surfaces	0
		Parking Lot	375,586
Electricity Demand (kWh/year)			
Phase 3	Commercial Buildings	Commercial	6,208,620
		Other Asphalt Surfaces	0
<b>PHASE 3 ELECTRICITY DEMAND</b>			<b>25,747,206</b>

As shown in Table 4-13, the Project is estimated to consume 53,857,582 kBTU of natural gas upon full operation. By comparison, approximately 23 billion BTU of natural gas is consumed in California annually based on the California daily petroleum consumption estimate of approximately 64.1 billion BTU per day (8). For disclosure, the Project’s natural gas consumption would be 0.0002% of the state’s consumption in 2020.

As shown in Table 4-14, the Project is estimated to consume 25,747,206 kWh of electricity upon full operation. By comparison, approximately 3,717,674 GWh of electricity is consumed in California annually based on the California daily electricity consumption estimate of approximately 10,185 GWh per day (8). For disclosure, the Project’s electricity consumption would be 0.0007% of the state’s consumption in 2020.

**4.4.3 OPERATIONAL ENERGY EFFICIENCY/CONSERVATION MEASURES**

Energy efficiency/energy conservation attributes of the Project would be complemented by increasingly stringent state and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards; and enhanced building/utilities energy efficiencies mandated under

California building codes (e.g., Title24, Energy Code and California Green Building Standards Code), and use of on site alternative energy source such as solar or wind to generate at least 20% of electricity for Project operations.

To reduce energy use associated with Operation of the Project to the extent feasible and consistent with other energy efficient project design features, the Project Applicant would incorporate the following project design features (PDFs) into the Project, through compliance with the Riverside County Climate Action Plan (CAP) and detailed further in the Project’s Greenhouse Gas Analysis (34):

Feature	Description
EE10.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)
EE10.A.2 Windows	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)
EE10-A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)
EE10.B.1 Heating/Cooling Distribution System	Distribution loss reduction with inspection (HERS Verified Duct Leakage or Equivalent)
EE10.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)
EE10B.4 Water Heaters	Improved Efficiency Water Heater (0.675 Energy Factor)
EE10.B.6 Artificial Lighting	Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency is defined as 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40 watt)
EE10.B.7 Appliances	Energy Star Commercial Refrigerator and Commercial Dishwasher
E1B.1 Photovoltaic	Solar Photovoltaic panels or wind installed on buildings or in collective arrangements such that the total power provided augments: 20% of the power needs of the Project <sup>5</sup> .  e.g., 30%= 8 points, 40% = 12 points, 50% = 16 points, 60% = 19 points

FILENAME \\* MERGEFORM

<sup>5</sup> The minimum requirement is 20%, this does not get any points.

Feature	Description
W2.D.1 Water Efficient Landscaping	Only low water using plants
W2.D.2 Water Efficient Irrigation Systems	Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water)
W2.E.1 Toilets	Water Efficient Showerheads (2.0 gpm)
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm)
W2.E.3 Faucets	Water Efficient faucets (1.28 gpm)
W2.E.4 Faucets	Water Efficient dishwasher (20% water savings)
W2.F.1 Recycled Water	Graywater (purple pipe) irrigation system on site
T3.A.2 Car/Vanpools	Car/vanpool program
	Car/vanpool program with preferred parking
T3.A.3 Employee Bicycle/Pedestrian Programs	Bike lockers and secure racks
T1.F.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.
T4.B.1 Electric Vehicle (EV) Recharging	Install EV charging stations in garages/parking areas
S1.B.1 Recycling	Provide separated recycling bins within each building/floor and provide large external recycling collection bins at central location for collection trash pick-up.

**ENHANCED VEHICLE FUEL EFFICIENCIES**

Project annual fuel consumption estimates presented previously in Table 4-13 represent likely potential maximums that would occur for the Project, and are conservative estimates. Under subsequent future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation, and in response to fuel economy and emissions standards imposed on newer vehicles entering the circulation system.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands.

Mobile sources from the Project would result in approximately 5.3 million gallons of gasoline per year beginning in 2027. By comparison, California as a whole consumes approximately 17.8 billion gallons of petroleum per year (8). Countywide total petroleum use by vehicles is expected to be 580 million gallons per year by 2027 (31).

Over the lifetime of the Project, the fuel efficiency of the vehicles being used by the employees is expected to increase as is the number of electric cars in use. As such, the amount of petroleum consumed by vehicular trips to and from the Project site during operation would decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted an approach to passenger vehicles by combining the control of smog-causing pollutants and GHG emissions into a single, coordinated package of standards. The approach also includes efforts to support and accelerate the number of plug-in hybrids and zero-emissions vehicles in California (35). Additionally, in response to SB 375, CARB adopted the goal of reducing per-capita GHG emissions from 2005 levels by 8% by 2020, and 19% by 2030 for light-duty passenger vehicles in the planning area for the Southern California Association of Governments. The Southern California Association of Governments' RTP/SCS quantified an 8% reduction of petroleum use by 2020 and an 19% reduction by 2035 (36). As such, operation of the Project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy.

In summary, although the Project would increase petroleum use during operation as a result of employees and customers traveling to and from the Project site and Project-related distribution of goods, the use would be a small fraction of the statewide use and, due to efficiency increases, would diminish over time. Given these considerations, petroleum consumption associated with the Project would not be considered inefficient or wasteful and would result in a less-than-significant impact.

## **4.5 SUMMARY**

### **4.5.1 CONSTRUCTION ENERGY DEMANDS**

The estimated power cost of on-site electricity usage during the construction of the Project is assumed to be approximately \$652,487.23. Additionally, based on the assumed power cost, it is estimated that the total electricity usage during construction, after full Project build-out, is calculated to be approximately 5,846,660 kWh.

Construction equipment used by the Project would result in single event consumption of approximately 1,942,071 gallons of diesel fuel. Construction equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction

equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies.

CCR Title 13, Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. BACMs inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Construction worker trips for full construction of the Project would result in the estimated fuel consumption of 1,244,925 gallons of fuel. Additionally, fuel consumption from construction vendor and hauling trips (MHDTs and HHDTs) will total approximately 692,294 gallons. Diesel fuel would be supplied by City and regional commercial vendors. Indirectly, construction energy efficiencies and energy conservation would be achieved using bulk purchases, transport and use of construction materials. The 2020 IEPR released by the CEC has shown that fuel efficiencies are getting better within on and off-road vehicle engines due to more stringent government requirements (37). As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

#### **4.5.2 OPERATIONAL ENERGY DEMANDS**

##### **TRANSPORTATION ENERGY DEMANDS**

Annual vehicular trips and related VMT generated by the operation of the Project would result in a fuel demand of 5,318,792 gallons of fuel.

Fuel would be provided by current and future commercial vendors. Trip generation and VMT generated by the Project are consistent with other industrial uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed., 2017); and CalEEMod. As such, Project operations would not result in excessive and wasteful vehicle trips and VMT, nor excess and wasteful vehicle energy consumption compared to other industrial uses.

It should be noted that the state strategy for the transportation sector for medium and heavy-duty trucks is focused on making trucks more efficient and expediting truck turnover rather than reducing VMT from trucks. This is in contrast to the passenger vehicle component of the transportation sector where both per-capita VMT reductions and an increase in vehicle efficiency are forecasted to be needed to achieve the overall state emissions reductions goals.

Heavy duty trucks involved in goods movements are generally controlled on the technology side and through fleet turnover of older trucks and engines to newer and cleaner trucks and engines. The first battery-electric heavy-duty trucks are being tested this year and SCAQMD is looking to integrate this new technology into large-scale truck operations. CARB's regulations to reduce emissions will also result in reduction in diesel and gasoline. (38).

The proposed Project would be designed to facilitate the accessibility, parking, and loading of trucks on site.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project would implement sidewalks, facilitating and encouraging pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. In compliance with the California Green Building Standards Code and City requirements, the Project would promote the use of bicycles as an alternative mean of transportation by providing short-term and/or long-term bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

#### **FACILITY ENERGY DEMANDS**

Project facility operational energy demands are estimated at: 53,857,582 kBTU/year of natural gas; and 25,747,206 kWh/year of electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied by SCE. The Project proposes conventional industrial uses reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other industrial uses of similar scale and configuration.

Lastly, the Project will comply with the applicable Title 24 standards and CAP requirements such as installing on-site renewable energy. Compliance with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. Complying with the 2019 CAP will further reduce energy requirements for the Project.

Implementation of the Project would increase the demand for electricity and natural gas at the Project site and petroleum consumption in the region during operation. However, the electrical and natural gas consumption demands of the Project during operation would conform to the state's Title 24 and to CALGreen standards, which implement conservation measures. Further, the proposed Project would not directly require the construction of new energy generation or supply facilities and providers of electricity and natural gas are in compliance with regulatory requirements that assist in conservation, including requirements that electrical providers achieve state-mandated renewable energy production requirements. With compliance with Title 24 conservation standards and other regulatory requirements and implementation of the additional sustainable features described in Section 4.4.3, the Project would not be wasteful or inefficient or unnecessarily consume energy resources during construction or operation and would result in a less-than-significant impact with respect to consumption of energy resources.

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## 5 CONCLUSIONS

### 5.1 ENERGY IMPACT 1

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

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California.

### 5.2 ENERGY IMPACT 2

***Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.***

The Project's consistency with the applicable state and local plans is discussed below.

#### **CONSISTENCY WITH ISTE A**

Transportation and access to the Project site is provided by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTE A because SCAG is not planning for intermodal facilities on or through the Project site.

#### **CONSISTENCY WITH TEA-21**

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled and takes advantage of existing infrastructure systems. The Project supports the strong planning processes emphasized under TEA-21. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

#### **CONSISTENCY WITH IEPR**

Electricity would be provided to the Project by SCE. SCE's *Clean Power and Electrification Pathway* (CPEP) white paper builds on existing state programs and policies. As such, the Project is consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the 2020 IEPR.

Additionally, the Project would comply with the applicable Title 24 standards which would ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. As such, development of the proposed Project would support the goals presented in the 2020 IEPR.

**CONSISTENCY WITH STATE OF CALIFORNIA ENERGY PLAN**

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access and takes advantage of existing infrastructure systems. The Project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.

**CONSISTENCY WITH CALIFORNIA CODE TITLE 24, PART 6, ENERGY EFFICIENCY STANDARDS**

The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020. It should be noted that the analysis herein assumes compliance with the 2019 Title 24 Standards. It should be noted that the CEC anticipates that nonresidential buildings will use approximately 30% less energy compared to the prior code (20). As such, the CalEEMod defaults for Title 24 – Electricity and Lighting Energy were reduced by 30% in order to reflect consistency with the 2019 Title 24 standard.

**CONSISTENCY WITH AB 1493**

AB 1493 is not applicable to the Project as it is a statewide measure establishing vehicle emissions standards. No feature of the Project would interfere with implementation of the requirements under AB 1493.

**CONSISTENCY WITH RPS**

California’s RPS is not applicable to the Project as it is a statewide measure that establishes a renewable energy mix. No feature of the Project would interfere with implementation of the requirements under RPS.

**CONSISTENCY WITH SB 350**

The proposed Project would use energy from SCE, which have committed to diversify their portfolio of energy sources by increasing energy from wind and solar sources. No feature of the Project would interfere with implementation of SB 350. Additionally, the Project would be designed and constructed to implement the energy efficiency measures for new industrial developments and would include several measures designed to reduce energy consumption.

**CONSISTENCY WITH SCAG RTP/SCS**

SCAG’s 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS), developed with input from local governments, including the City of Beaumont, establishes GHG emissions goals for automobiles and light-duty trucks for 2035, 2045 and implements an overall VMT reduction target for the region consistent with the statewide VMT-reduction targets under SB 375. Under SB 375, the VMT reduction targets must be incorporated within that region’s RTP/SCS. Certain transportation planning and programming activities would then need to be consistent with the RTP/SCS; however, SB 375 expressly provides that the RTP/SCS does not regulate the use of land, and further provides that local land use plans and policies (e.g., general plan) are not required to be consistent with either the RTP/SCS.

The 2020-2045 RTP/SCS is a long-range visioning plan to encourage and promote the safe and efficient management, operation, and development of a regional intermodal transportation system that, when linked with appropriate land use planning, will serve the mobility needs of goods and people. Future investments seek to reduce traffic bottlenecks, improve the efficiency of the region’s network, and expand mobility choices. By furthering the goal of reducing vehicle miles traveled, the RTS/SCS has the effect of reducing energy consumption. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. In addition, the RTP/SCS is supported by a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements through VMT reductions in the region. The RTP/SCS also promotes preservation of open space areas, improvements to public health and roadway safety, the vital goods movement industry, and more efficient uses of resources.

The Project involves the development of a contemporary industrial park that abuts a developing industrial area along a regional transportation network (SR-60, I-15 and I-215). The Project would generate approximately 5,456 permanent jobs. By providing job opportunities in a housing-rich area and industrial uses in close proximity to the regional transportation network, the Project supports the strong planning processes emphasized under the RTP/SCS and helps reduce commuting distance to jobs, thus helping reduce fuel use. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of the RTP/SCS.

**RIVERSIDE COUNTY CAP CONSISTENCY**

As discussed in the *Beaumont Pointe Greenhouse Gas Analysis*, to demonstrate compliance with the CAP, the Project would implement various measures associated with waste and wastewater reductions as well as energy and water demand reductions (34). The GHG reduction measures the Project has committed to are provided in Table 5-1. Based on the number of points achieved from the CAP Screening Tables, the Project would be consistent with the County of Riverside CAP and further result in a more energy efficient project .

**TABLE 5-1: RIVERSIDE COUNTY CLIMATE ACTION PLAN PROJECT SPECIFIC MEASURES**

Feature	Description	Points
EE10.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	11
EE10.A.2 Windows	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	7
EE10-A.3 Cool Roofs	Modest Cool Roof (CRRR Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	7

**TABLE 5-1: RIVERSIDE COUNTY CLIMATE ACTION PLAN PROJECT SPECIFIC MEASURES**

Feature	Description	Points
EE10.B.1 Heating/Cooling Distribution	Distribution loss reduction with inspection (HERS Verified Duct Leakage or Equivalent)	8
EE10.B.2 Space Heating/Cooling	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	4
EE10B.4 Water Heaters	Improved Efficiency Water Heater (0.675 Energy Factor)	8
EE10.B.6 Artificial Lighting	Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency is defined as 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40 watt)	5
EE10.B.7 Appliances	Energy Star Commercial Refrigerator and Commercial Dishwasher	4
E1B.1 Photovoltaic	Solar Photovoltaic panels or wind installed on buildings or in collective arrangements such that the total power provided augments: 20% of the power needs of the Project <sup>6</sup> .  e.g., 30%= 8 points, 40% = 12 points, 50% = 16 points, 60% = 19 points	0
W2.D.1 Water Efficient Landscaping	Only low water using plants	3
W2.D.2 Water Efficient Irrigation Systems	Weather based irrigation control systems combined with drip irrigation (demonstrate 20% reduced water)	3
W2.E.1 Toilets	Water Efficient Showerheads (2.0 gpm)	2
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm)	3
W2.E.3 Faucets	Water Efficient faucets (1.28 gpm)	2
W2.E.4 Faucets	Water Efficient dishwasher (20% water savings)	2
W2.F.1 Recycled Water	Graywater (purple pipe) irrigation system on site	5

FILENAME \\* MERGEFORM

<sup>6</sup> The minimum requirement is 20%, this does not get any points.

**TABLE 5-1: RIVERSIDE COUNTY CLIMATE ACTION PLAN PROJECT SPECIFIC MEASURES**

Feature	Description	Points
T3.A.2 Car/Vanpools	Car/vanpool program	1
	Car/vanpool program with preferred parking	2
T3.A.3 Employee Bicycle/Pedestrian Programs	Bike lockers and secure racks	1
T1.F.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1
T4.B.1 Electric Vehicle (EV) Recharging	Install EV charging stations in garages/parking areas	120 <sup>7</sup>
S1.B.1 Recycling	Provide separated recycling bins within each building/floor and provide large external recycling collection bins at central location for collection trash pick-up.	2

**COUNTY OF RIVERSIDE GENERAL PLAN**

The Riverside County has many General Plan policies that help reduce energy consumption, reduce wastewater generation, and increase recycling. Policies to indirectly contribute to energy consumption reductions include air quality policies for improving air quality by emphasizing energy efficiency, alternate forms of energy, water efficiency, recycling, and alternative transportation options for communities. Table 5-2 provides an analysis of the Project’s consistency with County of Riverside General Plan policies related to energy directly and indirectly. As shown in Table 5-2, the Project would not result in any inconsistency with the applicable General Plan goals and policies. The Project would not interfere with the County’s goal to reduce GHG emissions. Accordingly, the Project would have a less than significant impact.

**TABLE 5-2: COUNTY OF RIVERSIDE GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Policy		Consistency
AQ 5.2	Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.	No Conflict/Not Applicable
AQ 5.3	Update, when necessary, the County’s Policy Manual for Energy Conservation to reflect revisions to the County Energy Conservation	No Conflict/Not Applicable

FILENAME \\* MERGEFORM

<sup>7</sup> The Project is anticipated to include 15 EV charging stations. Per the Screening Tables, each station is 8 points.

General Plan Policy		Consistency
	Program.	
AQ 5.4	Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.	Consistent. The Project shall implement the County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project’s energy consumption would be from solar. Further, the Project would implement streetscape landscaping with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers.
AQ 20.10	Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.	Consistent. The Project would provide alternate energy source for at least 20% of the total project demand.
AQ 20.11	Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.	The Project shall implement the County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment.
AQ 20.12	Support programs to assist in the energy-efficient retrofitting of older affordable housing units to improve their energy efficiency, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect.	No Conflict/Not Applicable
AQ 20.18	Encourage the installation of solar panels and other energy efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).	Consistent. The Project would provide alternate energy source for at least 20% of the total project demand.
AQ 20.19	Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations.	No Conflict/Not Applicable
AQ 20.20	Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.	The Project shall implement the County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include recycling efforts and requirements, including providing separated trash and recycling bins for each building and developing recycling programs to achieve an 80 percent reduction in waste. .

**CITY OF BEAUMONT**

The City of Beaumont has many General Plan policies that help reduce energy consumption, reduce wastewater generation, and increase recycling (39). Table 5-3 provides an analysis of the Project’s consistency with City of Beaumont General Plan policies related to energy directly and indirectly. As shown in Table 5-3, the Project would not result in any inconsistency with the applicable General Plan goals and policies. The Project would not interfere with the City’s goal to reduce energy. Accordingly, the Project would have a less than significant impact.

**TABLE 5-3: CITY OF BEAUMONT GENERAL PLAN CONSISTENCY ANALYSIS**

General Plan Policy		Consistency
8.1.1	Promote, and incentivize when possible, energy efficiency upgrades, such as weatherization and lighting retrofits for qualified households.	No Conflict/Not Applicable
8.1.2	Increase educational and outreach efforts to residential, commercial, and institutional building owners to increase awareness of Southern California Edison programs and incentives to improve energy efficiency in existing buildings.	No Conflict/Not Applicable
8.1.3	Support and implement third party programs and financing sources, such as PACE or HERO programs, to install energy efficiency upgrades in existing buildings. Provide incentives for households to improve resource efficiency, such as rebate programs, and giveaways of items such as low-flow shower heads and electrical outlet insulation.	No Conflict/Not Applicable
8.1.4	Partner with local residential and business associations to create a policy requiring energy disclosure, audits, and/or upgrades at time of sale of residential and commercial properties.	No Conflict/Not Applicable
8.1.5	Encourage new development to reduce building energy use by adopting passive solar techniques and heat island reduction strategies: <ul style="list-style-type: none"> <li>• Maximizing interior daylighting.</li> <li>• Using cool exterior siding, cool roofing, and paving materials with relatively high solar reflectivity to reduce solar heat gain.</li> <li>• Planting shade trees on south- and west-facing sides of new buildings to reduce energy loads.</li> <li>• Installing water efficient vegetative cover and planting, substantial tree canopy coverage.</li> </ul>	Consistent. The Project shall implement the County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project’s energy consumption would be from solar. Further, the Project would implement streetscape landscaping with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers.
8.1.6	When reviewing development proposals,	Consistent. The Project shall implement the

General Plan Policy		Consistency
	encourage applicants and designers to consider warming temperatures in the design of cooling systems.	County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment.
8.1.7	Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.	Consistent. The Project shall implement the County of Riverside’s 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project’s energy consumption would be from solar. Further, the Project would implement streetscape landscaping with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers.
8.1.8	Require design of new development and renovations to not impair adjacent buildings’ solar access, unless it can be demonstrated that the shading benefits substantially offset the impacts of solar energy generation potential.	Consistent. The Project would provide alternate energy source for at least 20% of the total project demand.
8.1.9	Require that any new building constructed in whole or in part with City funds incorporate passive solar design features, where feasible.	No Conflict/Not Applicable
8.1.10	Strive for high levels of energy efficiency in municipal facilities.	No Conflict/Not Applicable
8.1.11	Whenever possible, use energy-efficient models and technology when replacing or providing new city facilities and infrastructure, such as streetlights, traffic signals, water conveyance pumps, or other public infrastructure.	No Conflict/Not Applicable

As shown above, the Project would not conflict with any of the state or local plans. As such, a less than significant impact is expected.



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## 7 CERTIFICATIONS

The contents of this energy analysis report represent an accurate depiction of the environmental impacts associated with the proposed Beaumont Pointe. The information contained in this energy analysis report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at [hqureshi@urbanxroads.com](mailto:hqureshi@urbanxroads.com).

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### EDUCATION

Master of Science in Environmental Studies  
California State University, Fullerton • May 2010

Bachelor of Arts in Environmental Analysis and Design  
University of California, Irvine • June 2006

### PROFESSIONAL AFFILIATIONS

AEP – Association of Environmental Planners  
AWMA – Air and Waste Management Association  
ASTM – American Society for Testing and Materials

### PROFESSIONAL CERTIFICATIONS

Planned Communities and Urban Infill – Urban Land Institute • June 2011  
Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April 2008  
Principles of Ambient Air Monitoring – California Air Resources Board • August 2007  
AB2588 Regulatory Standards – Trinity Consultants • November 2006  
Air Dispersion Modeling – Lakes Environmental • June 2006

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## **APPENDIX 4.1:**

### **CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - 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 (Phase 1 Grading - Mitigated [Tier 3 Equipment])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	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>	2023
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	508.54	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Grading activities will occur over a 240-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Fleet Mix - Construction run only

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	310.00	240.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	LDA	0.53	1.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	2,160.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers



Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblTripsAndVMT	HaulingTripNumber	38,228.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - 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					
2022	0.7243	7.9214	5.1486	0.0127	4.3930	0.3123	4.7053	0.7125	0.2873	0.9998	0.0000	1,116.5294	1,116.5294	0.3543	6.3000e-004	1,125.5761
2023	0.2519	2.6531	1.8345	4.7100e-003	4.0436	0.1047	4.1483	0.5256	0.0963	0.6219	0.0000	414.3990	414.3990	0.1316	2.2000e-004	417.7525
<b>Maximum</b>	<b>0.7243</b>	<b>7.9214</b>	<b>5.1486</b>	<b>0.0127</b>	<b>4.3930</b>	<b>0.3123</b>	<b>4.7053</b>	<b>0.7125</b>	<b>0.2873</b>	<b>0.9998</b>	<b>0.0000</b>	<b>1,116.5294</b>	<b>1,116.5294</b>	<b>0.3543</b>	<b>6.3000e-004</b>	<b>1,125.5761</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					
2022	0.3149	5.9181	6.8156	0.0127	1.7309	0.2266	1.9574	0.2825	0.2266	0.5091	0.0000	1,116.5281	1,116.5281	0.3543	6.3000e-004	1,125.5748
2023	0.1167	2.1978	2.5289	4.7100e-003	1.5835	0.0842	1.6677	0.2067	0.0842	0.2909	0.0000	414.3985	414.3985	0.1316	2.2000e-004	417.7520
<b>Maximum</b>	<b>0.3149</b>	<b>5.9181</b>	<b>6.8156</b>	<b>0.0127</b>	<b>1.7309</b>	<b>0.2266</b>	<b>1.9574</b>	<b>0.2825</b>	<b>0.2266</b>	<b>0.5091</b>	<b>0.0000</b>	<b>1,116.5281</b>	<b>1,116.5281</b>	<b>0.3543</b>	<b>6.3000e-004</b>	<b>1,125.5748</b>

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**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	55.78	23.25	-33.82	0.00	60.71	25.48	59.05	60.48	19.01	50.67	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-2-2022	8-1-2022	3.2468	2.3408
2	8-2-2022	11-1-2022	3.2468	2.3408
3	11-2-2022	2-1-2023	3.1390	2.3405
4	2-2-2023	5-1-2023	1.8516	1.4753
		Highest	3.2468	2.3408

**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	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	5/2/2022	3/31/2023	5	240	

**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): 7200**

**Acres of Paving: 181.53**

**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
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

**3.2 Grading - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.7151	7.9142	5.0592	0.0125		0.3122	0.3122		0.2872	0.2872	0.0000	1,093.715 1	1,093.715 1	0.3537	0.0000	1,102.558 3
<b>Total</b>	<b>0.7151</b>	<b>7.9142</b>	<b>5.0592</b>	<b>0.0125</b>	<b>4.3641</b>	<b>0.3122</b>	<b>4.6763</b>	<b>0.7048</b>	<b>0.2872</b>	<b>0.9920</b>	<b>0.0000</b>	<b>1,093.715 1</b>	<b>1,093.715 1</b>	<b>0.3537</b>	<b>0.0000</b>	<b>1,102.558 3</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1800e-003	7.1500e-003	0.0894	2.5000e-004	0.0289	1.5000e-004	0.0290	7.6600e-003	1.3000e-004	7.8000e-003	0.0000	22.8144	22.8144	6.1000e-004	6.3000e-004	23.0178
<b>Total</b>	<b>9.1800e-003</b>	<b>7.1500e-003</b>	<b>0.0894</b>	<b>2.5000e-004</b>	<b>0.0289</b>	<b>1.5000e-004</b>	<b>0.0290</b>	<b>7.6600e-003</b>	<b>1.3000e-004</b>	<b>7.8000e-003</b>	<b>0.0000</b>	<b>22.8144</b>	<b>22.8144</b>	<b>6.1000e-004</b>	<b>6.3000e-004</b>	<b>23.0178</b>

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

**3.2 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3057	5.9109	6.7262	0.0125		0.2264	0.2264		0.2264	0.2264	0.0000	1,093.7138	1,093.7138	0.3537	0.0000	1,102.5570
<b>Total</b>	<b>0.3057</b>	<b>5.9109</b>	<b>6.7262</b>	<b>0.0125</b>	<b>1.7020</b>	<b>0.2264</b>	<b>1.9284</b>	<b>0.2749</b>	<b>0.2264</b>	<b>0.5013</b>	<b>0.0000</b>	<b>1,093.7138</b>	<b>1,093.7138</b>	<b>0.3537</b>	<b>0.0000</b>	<b>1,102.5570</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	9.1800e-003	7.1500e-003	0.0894	2.5000e-004	0.0289	1.5000e-004	0.0290	7.6600e-003	1.3000e-004	7.8000e-003	0.0000	22.8144	22.8144	6.1000e-004	6.3000e-004	23.0178
<b>Total</b>	<b>9.1800e-003</b>	<b>7.1500e-003</b>	<b>0.0894</b>	<b>2.5000e-004</b>	<b>0.0289</b>	<b>1.5000e-004</b>	<b>0.0290</b>	<b>7.6600e-003</b>	<b>1.3000e-004</b>	<b>7.8000e-003</b>	<b>0.0000</b>	<b>22.8144</b>	<b>22.8144</b>	<b>6.1000e-004</b>	<b>6.3000e-004</b>	<b>23.0178</b>

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

**3.2 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0329	0.0000	4.0329	0.5228	0.0000	0.5228	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2487	2.6508	1.8039	4.6200e-003		0.1046	0.1046		0.0962	0.0962	0.0000	406.1473	406.1473	0.1314	0.0000	409.4312
<b>Total</b>	<b>0.2487</b>	<b>2.6508</b>	<b>1.8039</b>	<b>4.6200e-003</b>	<b>4.0329</b>	<b>0.1046</b>	<b>4.1375</b>	<b>0.5228</b>	<b>0.0962</b>	<b>0.6190</b>	<b>0.0000</b>	<b>406.1473</b>	<b>406.1473</b>	<b>0.1314</b>	<b>0.0000</b>	<b>409.4312</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
<b>Total</b>	<b>3.1600e-003</b>	<b>2.3400e-003</b>	<b>0.0306</b>	<b>9.0000e-005</b>	<b>0.0107</b>	<b>5.0000e-005</b>	<b>0.0108</b>	<b>2.8500e-003</b>	<b>5.0000e-005</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>8.2517</b>	<b>8.2517</b>	<b>2.0000e-004</b>	<b>2.2000e-004</b>	<b>8.3213</b>



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

**3.2 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1136	2.1955	2.4983	4.6200e-003		0.0841	0.0841		0.0841	0.0841	0.0000	406.1468	406.1468	0.1314	0.0000	409.4307
<b>Total</b>	<b>0.1136</b>	<b>2.1955</b>	<b>2.4983</b>	<b>4.6200e-003</b>	<b>1.5728</b>	<b>0.0841</b>	<b>1.6569</b>	<b>0.2039</b>	<b>0.0841</b>	<b>0.2880</b>	<b>0.0000</b>	<b>406.1468</b>	<b>406.1468</b>	<b>0.1314</b>	<b>0.0000</b>	<b>409.4307</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	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
<b>Total</b>	<b>3.1600e-003</b>	<b>2.3400e-003</b>	<b>0.0306</b>	<b>9.0000e-005</b>	<b>0.0107</b>	<b>5.0000e-005</b>	<b>0.0108</b>	<b>2.8500e-003</b>	<b>5.0000e-005</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>8.2517</b>	<b>8.2517</b>	<b>2.0000e-004</b>	<b>2.2000e-004</b>	<b>8.3213</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			
Other Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-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	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-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>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</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	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-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>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>



Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 3 Equipmet]) - 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 (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - 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 (Phase 1 Grading - Mitigated [Tier 4 Equipmet])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	181.53	Acre	181.53	7,907,446.80	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>	2023
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	508.54	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Grading activities will occur over a 240-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Fleet Mix - Construction run only

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	310.00	240.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	LDA	0.53	1.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblGrading	AcresOfGrading	2,160.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - 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	2.00	7.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblTripsAndVMT	HaulingTripNumber	38,228.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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					
2022	0.7060	7.7654	4.8578	0.0122	4.3910	0.3048	4.6958	0.7120	0.2804	0.9924	0.0000	1,075.3179	1,075.3179	0.3415	5.9000e-004	1,084.0301
2023	0.2455	2.6026	1.7265	4.5400e-003	4.0429	0.1022	4.1451	0.5254	0.0940	0.6194	0.0000	399.1040	399.1040	0.1268	2.0000e-004	402.3336
<b>Maximum</b>	<b>0.7060</b>	<b>7.7654</b>	<b>4.8578</b>	<b>0.0122</b>	<b>4.3910</b>	<b>0.3048</b>	<b>4.6958</b>	<b>0.7120</b>	<b>0.2804</b>	<b>0.9924</b>	<b>0.0000</b>	<b>1,075.3179</b>	<b>1,075.3179</b>	<b>0.3415</b>	<b>5.9000e-004</b>	<b>1,084.0301</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					
2022	0.1559	0.6450	5.4848	0.0122	1.7289	0.0198	1.7487	0.2820	0.0198	0.3018	0.0000	1,075.3167	1,075.3167	0.3415	5.9000e-004	1,084.0289
2023	0.0577	0.2393	2.0348	4.5400e-003	1.5828	7.3400e-003	1.5902	0.2065	7.3400e-003	0.2139	0.0000	399.1035	399.1035	0.1268	2.0000e-004	402.3332
<b>Maximum</b>	<b>0.1559</b>	<b>0.6450</b>	<b>5.4848</b>	<b>0.0122</b>	<b>1.7289</b>	<b>0.0198</b>	<b>1.7487</b>	<b>0.2820</b>	<b>0.0198</b>	<b>0.3018</b>	<b>0.0000</b>	<b>1,075.3167</b>	<b>1,075.3167</b>	<b>0.3415</b>	<b>5.9000e-004</b>	<b>1,084.0289</b>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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
Percent Reduction	77.56	91.47	-14.20	0.00	60.73	93.34	62.23	60.52	92.76	68.01	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-2-2022	8-1-2022	3.1814	0.3010
2	8-2-2022	11-1-2022	3.1813	0.3009
3	11-2-2022	2-1-2023	3.0763	0.3007
4	2-2-2023	5-1-2023	1.8154	0.1893
		Highest	3.1814	0.3010

**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	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</b>



Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	5/2/2022	3/31/2023	5	240	

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

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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): 7200**

**Acres of Paving: 181.53**

**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
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.3641	0.0000	4.3641	0.7048	0.0000	0.7048	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6974	7.7588	4.7744	0.0120		0.3047	0.3047		0.2803	0.2803	0.0000	1,054.0246	1,054.0246	0.3409	0.0000	1,062.5469
<b>Total</b>	<b>0.6974</b>	<b>7.7588</b>	<b>4.7744</b>	<b>0.0120</b>	<b>4.3641</b>	<b>0.3047</b>	<b>4.6688</b>	<b>0.7048</b>	<b>0.2803</b>	<b>0.9851</b>	<b>0.0000</b>	<b>1,054.0246</b>	<b>1,054.0246</b>	<b>0.3409</b>	<b>0.0000</b>	<b>1,062.5469</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5600e-003	6.6700e-003	0.0835	2.3000e-004	0.0269	1.4000e-004	0.0271	7.1500e-003	1.3000e-004	7.2800e-003	0.0000	21.2934	21.2934	5.7000e-004	5.9000e-004	21.4832
<b>Total</b>	<b>8.5600e-003</b>	<b>6.6700e-003</b>	<b>0.0835</b>	<b>2.3000e-004</b>	<b>0.0269</b>	<b>1.4000e-004</b>	<b>0.0271</b>	<b>7.1500e-003</b>	<b>1.3000e-004</b>	<b>7.2800e-003</b>	<b>0.0000</b>	<b>21.2934</b>	<b>21.2934</b>	<b>5.7000e-004</b>	<b>5.9000e-004</b>	<b>21.4832</b>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7020	0.0000	1.7020	0.2749	0.0000	0.2749	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1473	0.6383	5.4013	0.0120		0.0196	0.0196		0.0196	0.0196	0.0000	1,054.023 3	1,054.023 3	0.3409	0.0000	1,062.545 6
<b>Total</b>	<b>0.1473</b>	<b>0.6383</b>	<b>5.4013</b>	<b>0.0120</b>	<b>1.7020</b>	<b>0.0196</b>	<b>1.7216</b>	<b>0.2749</b>	<b>0.0196</b>	<b>0.2945</b>	<b>0.0000</b>	<b>1,054.023 3</b>	<b>1,054.023 3</b>	<b>0.3409</b>	<b>0.0000</b>	<b>1,062.545 6</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	8.5600e-003	6.6700e-003	0.0835	2.3000e-004	0.0269	1.4000e-004	0.0271	7.1500e-003	1.3000e-004	7.2800e-003	0.0000	21.2934	21.2934	5.7000e-004	5.9000e-004	21.4832
<b>Total</b>	<b>8.5600e-003</b>	<b>6.6700e-003</b>	<b>0.0835</b>	<b>2.3000e-004</b>	<b>0.0269</b>	<b>1.4000e-004</b>	<b>0.0271</b>	<b>7.1500e-003</b>	<b>1.3000e-004</b>	<b>7.2800e-003</b>	<b>0.0000</b>	<b>21.2934</b>	<b>21.2934</b>	<b>5.7000e-004</b>	<b>5.9000e-004</b>	<b>21.4832</b>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0329	0.0000	4.0329	0.5228	0.0000	0.5228	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2426	2.6004	1.6980	4.4600e-003		0.1021	0.1021		0.0940	0.0940	0.0000	391.4024	391.4024	0.1266	0.0000	394.5671
<b>Total</b>	<b>0.2426</b>	<b>2.6004</b>	<b>1.6980</b>	<b>4.4600e-003</b>	<b>4.0329</b>	<b>0.1021</b>	<b>4.1350</b>	<b>0.5228</b>	<b>0.0940</b>	<b>0.6167</b>	<b>0.0000</b>	<b>391.4024</b>	<b>391.4024</b>	<b>0.1266</b>	<b>0.0000</b>	<b>394.5671</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9500e-003	2.1900e-003	0.0286	8.0000e-005	0.0100	5.0000e-005	0.0101	2.6600e-003	4.0000e-005	2.7000e-003	0.0000	7.7016	7.7016	1.9000e-004	2.0000e-004	7.7666
<b>Total</b>	<b>2.9500e-003</b>	<b>2.1900e-003</b>	<b>0.0286</b>	<b>8.0000e-005</b>	<b>0.0100</b>	<b>5.0000e-005</b>	<b>0.0101</b>	<b>2.6600e-003</b>	<b>4.0000e-005</b>	<b>2.7000e-003</b>	<b>0.0000</b>	<b>7.7016</b>	<b>7.7016</b>	<b>1.9000e-004</b>	<b>2.0000e-004</b>	<b>7.7666</b>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5728	0.0000	1.5728	0.2039	0.0000	0.2039	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0547	0.2371	2.0062	4.4600e-003		7.3000e-003	7.3000e-003		7.3000e-003	7.3000e-003	0.0000	391.4019	391.4019	0.1266	0.0000	394.5666
<b>Total</b>	<b>0.0547</b>	<b>0.2371</b>	<b>2.0062</b>	<b>4.4600e-003</b>	<b>1.5728</b>	<b>7.3000e-003</b>	<b>1.5801</b>	<b>0.2039</b>	<b>7.3000e-003</b>	<b>0.2112</b>	<b>0.0000</b>	<b>391.4019</b>	<b>391.4019</b>	<b>0.1266</b>	<b>0.0000</b>	<b>394.5666</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	2.9500e-003	2.1900e-003	0.0286	8.0000e-005	0.0100	5.0000e-005	0.0101	2.6600e-003	4.0000e-005	2.7000e-003	0.0000	7.7016	7.7016	1.9000e-004	2.0000e-004	7.7666
<b>Total</b>	<b>2.9500e-003</b>	<b>2.1900e-003</b>	<b>0.0286</b>	<b>8.0000e-005</b>	<b>0.0100</b>	<b>5.0000e-005</b>	<b>0.0101</b>	<b>2.6600e-003</b>	<b>4.0000e-005</b>	<b>2.7000e-003</b>	<b>0.0000</b>	<b>7.7016</b>	<b>7.7016</b>	<b>1.9000e-004</b>	<b>2.0000e-004</b>	<b>7.7666</b>









Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
Unmitigated	0.6213	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-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	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-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>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</b>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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	0.1100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003
<b>Total</b>	<b>0.6213</b>	<b>2.0000e-005</b>	<b>2.3200e-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>0.0000</b>	<b>4.5100e-003</b>	<b>4.5100e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>4.8000e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet]) - 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 (Phase 1 Non-Grading Activities - Mitigated) - 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 (Phase 1 Non-Grading Activities - Mitigated)**

**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	1,379.19	1000sqft	31.66	1,379,191.00	0
Other Asphalt Surfaces	1,072.46	1000sqft	24.62	1,072,458.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	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>	2023
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	508.54	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

Land Use -

Construction Phase - Construction anticipated to end in 2023

Off-road Equipment - Hours are based on an 8-hour workday

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Grading -

Architectural Coating - MM AQ-1 - Project shall utilize 10 g/L paint for non-residential interior and exterior surfaces and 50 g/L paint for parking lot surfaces

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2: Off-road diesel construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	75.00	260.00

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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	1,110.00	347.00
tblConstructionPhase	NumDays	75.00	130.00
tblConstructionPhase	PhaseEndDate	6/30/2027	12/29/2023
tblConstructionPhase	PhaseEndDate	12/2/2026	12/29/2023
tblConstructionPhase	PhaseEndDate	3/17/2027	12/29/2023
tblConstructionPhase	PhaseStartDate	3/18/2027	1/1/2023
tblConstructionPhase	PhaseStartDate	12/3/2026	7/1/2023
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,379,190.00	1,379,191.00
tblLandUse	LandUseSquareFeet	1,072,460.00	1,072,458.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblSolidWaste	SolidWasteGenerationRate	1,296.44	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	318,937,687.50	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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					
2022	0.4317	3.3002	3.5141	0.0121	0.7222	0.1115	0.8337	0.1948	0.1045	0.2993	0.0000	1,113.2593	1,113.2593	0.0901	0.0673	1,135.5618
2023	2.1494	9.2622	12.1456	0.0401	2.5219	0.3193	2.8412	0.6787	0.2990	0.9777	0.0000	3,690.3260	3,690.3260	0.3143	0.1985	3,757.3403
<b>Maximum</b>	<b>2.1494</b>	<b>9.2622</b>	<b>12.1456</b>	<b>0.0401</b>	<b>2.5219</b>	<b>0.3193</b>	<b>2.8412</b>	<b>0.6787</b>	<b>0.2990</b>	<b>0.9777</b>	<b>0.0000</b>	<b>3,690.3260</b>	<b>3,690.3260</b>	<b>0.3143</b>	<b>0.1985</b>	<b>3,757.3403</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					
2022	0.2605	1.3174	3.8510	0.0121	0.7222	0.0208	0.7430	0.1948	0.0200	0.2148	0.0000	1,113.2589	1,113.2589	0.0901	0.0673	1,135.5615
2023	1.6258	3.4298	13.4001	0.0401	2.5219	0.0459	2.5678	0.6787	0.0444	0.7231	0.0000	3,690.3248	3,690.3248	0.3143	0.1985	3,757.3391
<b>Maximum</b>	<b>1.6258</b>	<b>3.4298</b>	<b>13.4001</b>	<b>0.0401</b>	<b>2.5219</b>	<b>0.0459</b>	<b>2.5678</b>	<b>0.6787</b>	<b>0.0444</b>	<b>0.7231</b>	<b>0.0000</b>	<b>3,690.3248</b>	<b>3,690.3248</b>	<b>0.3143</b>	<b>0.1985</b>	<b>3,757.3391</b>

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**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	26.92	62.21	-10.16	0.00	0.00	84.51	9.91	0.00	84.05	26.55	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2022	11-30-2022	2.7857	1.1764
2	12-1-2022	2-28-2023	2.6828	1.2068
3	3-1-2023	5-31-2023	2.6834	1.2368
4	6-1-2023	8-31-2023	2.9405	1.2784
5	9-1-2023	9-30-2023	1.0006	0.4247
		Highest	2.9405	1.2784

**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	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.7488</b>	<b>3.4000e-004</b>	<b>0.0375</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.0729</b>	<b>0.0729</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.0777</b>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>5.7488</b>	<b>3.4000e-004</b>	<b>0.0375</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.0729</b>	<b>0.0729</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.0777</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	9/1/2022	12/29/2023	5	347	
2	Paving	Paving	7/1/2023	12/29/2023	5	130	
3	Architectural Coating	Architectural Coating	1/1/2023	12/29/2023	5	260	

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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: 35.77**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,068,787; Non-Residential Outdoor: 689,596; Striped Parking Area: 93,491 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	2	0.00	231	0.29
Building Construction	Crawler Tractors	6	8.00	212	0.43
Building Construction	Forklifts	6	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	18	1,234.00	481.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	247.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment



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

Water Exposed Area

**3.2 Building Construction - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2108	2.2254	1.3726	3.2400e-003		0.0958	0.0958		0.0896	0.0896	0.0000	280.3183	280.3183	0.0738	0.0000	282.1622
<b>Total</b>	<b>0.2108</b>	<b>2.2254</b>	<b>1.3726</b>	<b>3.2400e-003</b>		<b>0.0958</b>	<b>0.0958</b>		<b>0.0896</b>	<b>0.0896</b>	<b>0.0000</b>	<b>280.3183</b>	<b>280.3183</b>	<b>0.0738</b>	<b>0.0000</b>	<b>282.1622</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0333	0.9287	0.3129	3.8100e-003	0.1322	0.0128	0.1450	0.0381	0.0122	0.0504	0.0000	366.4071	366.4071	3.8500e-003	0.0544	382.7061
Worker	0.1876	0.1461	1.8286	5.0600e-003	0.5900	2.9900e-003	0.5930	0.1567	2.7500e-003	0.1594	0.0000	466.5338	466.5338	0.0124	0.0129	470.6935
<b>Total</b>	<b>0.2209</b>	<b>1.0748</b>	<b>2.1415</b>	<b>8.8700e-003</b>	<b>0.7222</b>	<b>0.0158</b>	<b>0.7380</b>	<b>0.1948</b>	<b>0.0150</b>	<b>0.2098</b>	<b>0.0000</b>	<b>832.9409</b>	<b>832.9409</b>	<b>0.0163</b>	<b>0.0673</b>	<b>853.3996</b>

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

**3.2 Building Construction - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0396	0.2426	1.7095	3.2400e-003		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003	0.0000	280.3180	280.3180	0.0738	0.0000	282.1619
<b>Total</b>	<b>0.0396</b>	<b>0.2426</b>	<b>1.7095</b>	<b>3.2400e-003</b>		<b>5.0300e-003</b>	<b>5.0300e-003</b>		<b>5.0300e-003</b>	<b>5.0300e-003</b>	<b>0.0000</b>	<b>280.3180</b>	<b>280.3180</b>	<b>0.0738</b>	<b>0.0000</b>	<b>282.1619</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	0.0333	0.9287	0.3129	3.8100e-003	0.1322	0.0128	0.1450	0.0381	0.0122	0.0504	0.0000	366.4071	366.4071	3.8500e-003	0.0544	382.7061
Worker	0.1876	0.1461	1.8286	5.0600e-003	0.5900	2.9900e-003	0.5930	0.1567	2.7500e-003	0.1594	0.0000	466.5338	466.5338	0.0124	0.0129	470.6935
<b>Total</b>	<b>0.2209</b>	<b>1.0748</b>	<b>2.1415</b>	<b>8.8700e-003</b>	<b>0.7222</b>	<b>0.0158</b>	<b>0.7380</b>	<b>0.1948</b>	<b>0.0150</b>	<b>0.2098</b>	<b>0.0000</b>	<b>832.9409</b>	<b>832.9409</b>	<b>0.0163</b>	<b>0.0673</b>	<b>853.3996</b>

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

**3.2 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5721	5.8211	4.0333	9.6700e-003		0.2490	0.2490		0.2329	0.2329	0.0000	837.1947	837.1947	0.2192	0.0000	842.6751
<b>Total</b>	<b>0.5721</b>	<b>5.8211</b>	<b>4.0333</b>	<b>9.6700e-003</b>		<b>0.2490</b>	<b>0.2490</b>		<b>0.2329</b>	<b>0.2329</b>	<b>0.0000</b>	<b>837.1947</b>	<b>837.1947</b>	<b>0.2192</b>	<b>0.0000</b>	<b>842.6751</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0678	2.1439	0.8541	0.0109	0.3950	0.0178	0.4129	0.1140	0.0171	0.1310	0.0000	1,052.0704	1,052.0704	0.0106	0.1556	1,098.6947
Worker	0.5207	0.3858	5.0361	0.0146	1.7632	8.4100e-003	1.7716	0.4682	7.7400e-003	0.4760	0.0000	1,357.6852	1,357.6852	0.0335	0.0356	1,369.1319
<b>Total</b>	<b>0.5885</b>	<b>2.5297</b>	<b>5.8902</b>	<b>0.0256</b>	<b>2.1583</b>	<b>0.0262</b>	<b>2.1845</b>	<b>0.5822</b>	<b>0.0248</b>	<b>0.6070</b>	<b>0.0000</b>	<b>2,409.7556</b>	<b>2,409.7556</b>	<b>0.0441</b>	<b>0.1912</b>	<b>2,467.8266</b>

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

**3.2 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1184	0.7249	5.1088	9.6700e-003		0.0150	0.0150		0.0150	0.0150	0.0000	837.1937	837.1937	0.2192	0.0000	842.6741
<b>Total</b>	<b>0.1184</b>	<b>0.7249</b>	<b>5.1088</b>	<b>9.6700e-003</b>		<b>0.0150</b>	<b>0.0150</b>		<b>0.0150</b>	<b>0.0150</b>	<b>0.0000</b>	<b>837.1937</b>	<b>837.1937</b>	<b>0.2192</b>	<b>0.0000</b>	<b>842.6741</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	0.0678	2.1439	0.8541	0.0109	0.3950	0.0178	0.4129	0.1140	0.0171	0.1310	0.0000	1,052.0704	1,052.0704	0.0106	0.1556	1,098.6947
Worker	0.5207	0.3858	5.0361	0.0146	1.7632	8.4100e-003	1.7716	0.4682	7.7400e-003	0.4760	0.0000	1,357.6852	1,357.6852	0.0335	0.0356	1,369.1319
<b>Total</b>	<b>0.5885</b>	<b>2.5297</b>	<b>5.8902</b>	<b>0.0256</b>	<b>2.1583</b>	<b>0.0262</b>	<b>2.1845</b>	<b>0.5822</b>	<b>0.0248</b>	<b>0.6070</b>	<b>0.0000</b>	<b>2,409.7556</b>	<b>2,409.7556</b>	<b>0.0441</b>	<b>0.1912</b>	<b>2,467.8266</b>

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

**3.3 Paving - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0671	0.6625	0.9480	1.4800e-003		0.0332	0.0332		0.0305	0.0305	0.0000	130.1746	130.1746	0.0421	0.0000	131.2272
Paving	0.0418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.1089</b>	<b>0.6625</b>	<b>0.9480</b>	<b>1.4800e-003</b>		<b>0.0332</b>	<b>0.0332</b>		<b>0.0305</b>	<b>0.0305</b>	<b>0.0000</b>	<b>130.1746</b>	<b>130.1746</b>	<b>0.0421</b>	<b>0.0000</b>	<b>131.2272</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
<b>Total</b>	<b>3.1600e-003</b>	<b>2.3400e-003</b>	<b>0.0306</b>	<b>9.0000e-005</b>	<b>0.0107</b>	<b>5.0000e-005</b>	<b>0.0108</b>	<b>2.8500e-003</b>	<b>5.0000e-005</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>8.2517</b>	<b>8.2517</b>	<b>2.0000e-004</b>	<b>2.2000e-004</b>	<b>8.3213</b>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0182	0.0790	1.1242	1.4800e-003		2.4300e-003	2.4300e-003		2.4300e-003	2.4300e-003	0.0000	130.1745	130.1745	0.0421	0.0000	131.2270
Paving	0.0418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0600</b>	<b>0.0790</b>	<b>1.1242</b>	<b>1.4800e-003</b>		<b>2.4300e-003</b>	<b>2.4300e-003</b>		<b>2.4300e-003</b>	<b>2.4300e-003</b>	<b>0.0000</b>	<b>130.1745</b>	<b>130.1745</b>	<b>0.0421</b>	<b>0.0000</b>	<b>131.2270</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	3.1600e-003	2.3400e-003	0.0306	9.0000e-005	0.0107	5.0000e-005	0.0108	2.8500e-003	5.0000e-005	2.8900e-003	0.0000	8.2517	8.2517	2.0000e-004	2.2000e-004	8.3213
<b>Total</b>	<b>3.1600e-003</b>	<b>2.3400e-003</b>	<b>0.0306</b>	<b>9.0000e-005</b>	<b>0.0107</b>	<b>5.0000e-005</b>	<b>0.0108</b>	<b>2.8500e-003</b>	<b>5.0000e-005</b>	<b>2.8900e-003</b>	<b>0.0000</b>	<b>8.2517</b>	<b>8.2517</b>	<b>2.0000e-004</b>	<b>2.2000e-004</b>	<b>8.3213</b>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7476					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
<b>Total</b>	<b>0.7725</b>	<b>0.1694</b>	<b>0.2355</b>	<b>3.9000e-004</b>		<b>9.2100e-003</b>	<b>9.2100e-003</b>		<b>9.2100e-003</b>	<b>9.2100e-003</b>	<b>0.0000</b>	<b>33.1923</b>	<b>33.1923</b>	<b>1.9900e-003</b>	<b>0.0000</b>	<b>33.2419</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1042	0.0772	1.0080	2.9300e-003	0.3529	1.6800e-003	0.3546	0.0937	1.5500e-003	0.0953	0.0000	271.7571	271.7571	6.7000e-003	7.1300e-003	274.0483
<b>Total</b>	<b>0.1042</b>	<b>0.0772</b>	<b>1.0080</b>	<b>2.9300e-003</b>	<b>0.3529</b>	<b>1.6800e-003</b>	<b>0.3546</b>	<b>0.0937</b>	<b>1.5500e-003</b>	<b>0.0953</b>	<b>0.0000</b>	<b>271.7571</b>	<b>271.7571</b>	<b>6.7000e-003</b>	<b>7.1300e-003</b>	<b>274.0483</b>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7476					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8600e-003	0.0167	0.2382	3.9000e-004		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
<b>Total</b>	<b>0.7515</b>	<b>0.0167</b>	<b>0.2382</b>	<b>3.9000e-004</b>		<b>5.2000e-004</b>	<b>5.2000e-004</b>		<b>5.2000e-004</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>33.1923</b>	<b>33.1923</b>	<b>1.9900e-003</b>	<b>0.0000</b>	<b>33.2419</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	0.1042	0.0772	1.0080	2.9300e-003	0.3529	1.6800e-003	0.3546	0.0937	1.5500e-003	0.0953	0.0000	271.7571	271.7571	6.7000e-003	7.1300e-003	274.0483
<b>Total</b>	<b>0.1042</b>	<b>0.0772</b>	<b>1.0080</b>	<b>2.9300e-003</b>	<b>0.3529</b>	<b>1.6800e-003</b>	<b>0.3546</b>	<b>0.0937</b>	<b>1.5500e-003</b>	<b>0.0953</b>	<b>0.0000</b>	<b>271.7571</b>	<b>271.7571</b>	<b>6.7000e-003</b>	<b>7.1300e-003</b>	<b>274.0483</b>



Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**







Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
Unmitigated	5.7488	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777

**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	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
<b>Total</b>	<b>5.7488</b>	<b>3.4000e-004</b>	<b>0.0375</b>	<b>0.0000</b>		<b>1.3000e-004</b>	<b>1.3000e-004</b>		<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.0729</b>	<b>0.0729</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.0777</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	0.6609					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	5.0844					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4700e-003	3.4000e-004	0.0375	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777
<b>Total</b>	<b>5.7488</b>	<b>3.4000e-004</b>	<b>0.0375</b>	<b>0.0000</b>		<b>1.3000e-004</b>	<b>1.3000e-004</b>		<b>1.3000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.0729</b>	<b>0.0729</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.0777</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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**

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**9.0 Operational Offroad**

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

**Fire Pumps and Emergency Generators**

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

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

Beaumont Pointe (Phase 1 Non-Grading Activities - Mitigated) - 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
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**11.0 Vegetation**

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Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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 (Phase 2 Grading - Mitigated [Tier 3 Equipment])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	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>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	500.73	<b>CH4 Intensity (lb/MW hr)</b>	0.027	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2024

Land Use -

Construction Phase - Grading activities will occur over a 265-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	155.00	265.00
tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	2,385.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.027
tblProjectCharacteristics	CO2IntensityFactor	390.98	500.73
tblTripsAndVMT	HaulingTripNumber	21,557.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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					
2023	0.5890	6.2042	4.2898	0.0110	4.7092	0.2447	4.9539	0.7151	0.2252	0.9402	0.0000	969.0561	969.0561	0.3077	5.1000e-004	976.8981
2024	0.4232	4.3006	3.1137	8.1800e-003	4.5853	0.1709	4.7562	0.6488	0.1572	0.8060	0.0000	719.7314	719.7314	0.2286	3.5000e-004	725.5497
<b>Maximum</b>	<b>0.5890</b>	<b>6.2042</b>	<b>4.2898</b>	<b>0.0110</b>	<b>4.7092</b>	<b>0.2447</b>	<b>4.9539</b>	<b>0.7151</b>	<b>0.2252</b>	<b>0.9402</b>	<b>0.0000</b>	<b>969.0561</b>	<b>969.0561</b>	<b>0.3077</b>	<b>5.1000e-004</b>	<b>976.8981</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					
2023	0.2730	5.1395	5.9138	0.0110	1.8519	0.1968	2.0486	0.2829	0.1968	0.4797	0.0000	969.0550	969.0550	0.3077	5.1000e-004	976.8969
2024	0.2026	3.8204	4.3931	8.1800e-003	1.7996	0.1463	1.9459	0.2561	0.1463	0.4023	0.0000	719.7305	719.7305	0.2286	3.5000e-004	725.5488
<b>Maximum</b>	<b>0.2730</b>	<b>5.1395</b>	<b>5.9138</b>	<b>0.0110</b>	<b>1.8519</b>	<b>0.1968</b>	<b>2.0486</b>	<b>0.2829</b>	<b>0.1968</b>	<b>0.4797</b>	<b>0.0000</b>	<b>969.0550</b>	<b>969.0550</b>	<b>0.3077</b>	<b>5.1000e-004</b>	<b>976.8969</b>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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
Percent Reduction	53.02	14.71	-39.22	0.00	60.71	17.45	58.86	60.48	10.28	49.49	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2023	8-31-2023	2.9372	2.3402
2	9-1-2023	11-30-2023	2.9051	2.3147
3	12-1-2023	2-29-2024	2.7813	2.3144
4	3-1-2024	5-31-2024	2.7473	2.3397
5	6-1-2024	8-31-2024	0.1493	0.1272
		Highest	2.9372	2.3402

**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	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2023	6/5/2024	5	265	

**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): 7950**

**Acres of Paving: 99.62**

**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
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

**3.2 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.6841	0.0000	4.6841	0.7084	0.0000	0.7084	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5816	6.1987	4.2182	0.0108		0.2446	0.2446		0.2250	0.2250	0.0000	949.7597	949.7597	0.3072	0.0000	957.4390
<b>Total</b>	<b>0.5816</b>	<b>6.1987</b>	<b>4.2182</b>	<b>0.0108</b>	<b>4.6841</b>	<b>0.2446</b>	<b>4.9287</b>	<b>0.7084</b>	<b>0.2250</b>	<b>0.9334</b>	<b>0.0000</b>	<b>949.7597</b>	<b>949.7597</b>	<b>0.3072</b>	<b>0.0000</b>	<b>957.4390</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-003	5.4800e-003	0.0716	2.1000e-004	0.0251	1.2000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	19.2964	19.2964	4.8000e-004	5.1000e-004	19.4591
<b>Total</b>	<b>7.4000e-003</b>	<b>5.4800e-003</b>	<b>0.0716</b>	<b>2.1000e-004</b>	<b>0.0251</b>	<b>1.2000e-004</b>	<b>0.0252</b>	<b>6.6500e-003</b>	<b>1.1000e-004</b>	<b>6.7600e-003</b>	<b>0.0000</b>	<b>19.2964</b>	<b>19.2964</b>	<b>4.8000e-004</b>	<b>5.1000e-004</b>	<b>19.4591</b>

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

**3.2 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.7586	949.7586	0.3072	0.0000	957.4379
<b>Total</b>	<b>0.2656</b>	<b>5.1340</b>	<b>5.8422</b>	<b>0.0108</b>	<b>1.8268</b>	<b>0.1967</b>	<b>2.0235</b>	<b>0.2763</b>	<b>0.1967</b>	<b>0.4730</b>	<b>0.0000</b>	<b>949.7586</b>	<b>949.7586</b>	<b>0.3072</b>	<b>0.0000</b>	<b>957.4379</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	7.4000e-003	5.4800e-003	0.0716	2.1000e-004	0.0251	1.2000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	19.2964	19.2964	4.8000e-004	5.1000e-004	19.4591
<b>Total</b>	<b>7.4000e-003</b>	<b>5.4800e-003</b>	<b>0.0716</b>	<b>2.1000e-004</b>	<b>0.0251</b>	<b>1.2000e-004</b>	<b>0.0252</b>	<b>6.6500e-003</b>	<b>1.1000e-004</b>	<b>6.7600e-003</b>	<b>0.0000</b>	<b>19.2964</b>	<b>19.2964</b>	<b>4.8000e-004</b>	<b>5.1000e-004</b>	<b>19.4591</b>

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

**3.2 Grading - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.5667	0.0000	4.5667	0.6439	0.0000	0.6439	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4180	4.2970	3.0638	8.0300e-003		0.1708	0.1708		0.1571	0.1571	0.0000	705.7298	705.7298	0.2283	0.0000	711.4360
<b>Total</b>	<b>0.4180</b>	<b>4.2970</b>	<b>3.0638</b>	<b>8.0300e-003</b>	<b>4.5667</b>	<b>0.1708</b>	<b>4.7375</b>	<b>0.6439</b>	<b>0.1571</b>	<b>0.8010</b>	<b>0.0000</b>	<b>705.7298</b>	<b>705.7298</b>	<b>0.2283</b>	<b>0.0000</b>	<b>711.4360</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1400e-003	3.6300e-003	0.0499	1.5000e-004	0.0186	8.0000e-005	0.0187	4.9500e-003	8.0000e-005	5.0300e-003	0.0000	14.0016	14.0016	3.2000e-004	3.5000e-004	14.1137
<b>Total</b>	<b>5.1400e-003</b>	<b>3.6300e-003</b>	<b>0.0499</b>	<b>1.5000e-004</b>	<b>0.0186</b>	<b>8.0000e-005</b>	<b>0.0187</b>	<b>4.9500e-003</b>	<b>8.0000e-005</b>	<b>5.0300e-003</b>	<b>0.0000</b>	<b>14.0016</b>	<b>14.0016</b>	<b>3.2000e-004</b>	<b>3.5000e-004</b>	<b>14.1137</b>

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

**3.2 Grading - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1974	3.8168	4.3432	8.0300e-003		0.1462	0.1462		0.1462	0.1462	0.0000	705.7289	705.7289	0.2283	0.0000	711.4351
<b>Total</b>	<b>0.1974</b>	<b>3.8168</b>	<b>4.3432</b>	<b>8.0300e-003</b>	<b>1.7810</b>	<b>0.1462</b>	<b>1.9272</b>	<b>0.2511</b>	<b>0.1462</b>	<b>0.3973</b>	<b>0.0000</b>	<b>705.7289</b>	<b>705.7289</b>	<b>0.2283</b>	<b>0.0000</b>	<b>711.4351</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	5.1400e-003	3.6300e-003	0.0499	1.5000e-004	0.0186	8.0000e-005	0.0187	4.9500e-003	8.0000e-005	5.0300e-003	0.0000	14.0016	14.0016	3.2000e-004	3.5000e-004	14.1137
<b>Total</b>	<b>5.1400e-003</b>	<b>3.6300e-003</b>	<b>0.0499</b>	<b>1.5000e-004</b>	<b>0.0186</b>	<b>8.0000e-005</b>	<b>0.0187</b>	<b>4.9500e-003</b>	<b>8.0000e-005</b>	<b>5.0300e-003</b>	<b>0.0000</b>	<b>14.0016</b>	<b>14.0016</b>	<b>3.2000e-004</b>	<b>3.5000e-004</b>	<b>14.1137</b>



Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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 Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

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





Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-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	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</b>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000



Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**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 (Phase 2 Grading - Mitigated [Tier 3 Equipment]) - 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 (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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 (Phase 2 Grading - Mitigated [Tier 4 Equipment])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	99.62	Acre	99.62	4,339,447.20	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>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	500.73	<b>CH4 Intensity (lb/MW hr)</b>	0.027	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2024

Land Use -

Construction Phase - Grading activities will occur over a 265-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	155.00	265.00
tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	2,385.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.027
tblProjectCharacteristics	CO2IntensityFactor	390.98	500.73
tblTripsAndVMT	HaulingTripNumber	21,557.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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					
2023	0.5742	6.0861	4.0375	0.0106	4.7075	0.2390	4.9464	0.7146	0.2198	0.9345	0.0000	933.2894	933.2894	0.2965	4.7000e-004	940.8417
2024	0.4126	4.2211	2.9259	7.8800e-003	4.5840	0.1670	4.7510	0.6485	0.1536	0.8021	0.0000	693.1564	693.1564	0.2203	3.3000e-004	698.7599
<b>Maximum</b>	<b>0.5742</b>	<b>6.0861</b>	<b>4.0375</b>	<b>0.0106</b>	<b>4.7075</b>	<b>0.2390</b>	<b>4.9464</b>	<b>0.7146</b>	<b>0.2198</b>	<b>0.9345</b>	<b>0.0000</b>	<b>933.2894</b>	<b>933.2894</b>	<b>0.2965</b>	<b>4.7000e-004</b>	<b>940.8417</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					
2023	0.1349	0.5596	4.7582	0.0106	1.8502	0.0172	1.8674	0.2825	0.0172	0.2997	0.0000	933.2883	933.2883	0.2965	4.7000e-004	940.8406
2024	0.0999	0.4156	3.5342	7.8800e-003	1.7984	0.0128	1.8112	0.2557	0.0128	0.2685	0.0000	693.1556	693.1556	0.2203	3.3000e-004	698.7591
<b>Maximum</b>	<b>0.1349</b>	<b>0.5596</b>	<b>4.7582</b>	<b>0.0106</b>	<b>1.8502</b>	<b>0.0172</b>	<b>1.8674</b>	<b>0.2825</b>	<b>0.0172</b>	<b>0.2997</b>	<b>0.0000</b>	<b>933.2883</b>	<b>933.2883</b>	<b>0.2965</b>	<b>4.7000e-004</b>	<b>940.8406</b>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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
Percent Reduction	76.21	90.54	-19.09	0.00	60.73	92.63	62.07	60.52	91.99	67.28	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2023	8-31-2023	2.8797	0.3005
2	9-1-2023	11-30-2023	2.8483	0.2971
3	12-1-2023	2-29-2024	2.7278	0.2968
4	3-1-2024	5-31-2024	2.6949	0.3000
5	6-1-2024	8-31-2024	0.1465	0.0163
		Highest	2.8797	0.3005

**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	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</b>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</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>

**3.0 Construction Detail**

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/1/2023	6/5/2024	5	265	

**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): 7950**

**Acres of Paving: 99.62**

**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
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Crawler Tractors	2	8.00	212	0.43

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area



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

**3.2 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.6841	0.0000	4.6841	0.7084	0.0000	0.7084	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5673	6.0810	3.9707	0.0104		0.2388	0.2388		0.2197	0.2197	0.0000	915.2794	915.2794	0.2960	0.0000	922.6799
<b>Total</b>	<b>0.5673</b>	<b>6.0810</b>	<b>3.9707</b>	<b>0.0104</b>	<b>4.6841</b>	<b>0.2388</b>	<b>4.9229</b>	<b>0.7084</b>	<b>0.2197</b>	<b>0.9281</b>	<b>0.0000</b>	<b>915.2794</b>	<b>915.2794</b>	<b>0.2960</b>	<b>0.0000</b>	<b>922.6799</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	5.1200e-003	0.0668	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	18.0099	18.0099	4.4000e-004	4.7000e-004	18.1618
<b>Total</b>	<b>6.9100e-003</b>	<b>5.1200e-003</b>	<b>0.0668</b>	<b>1.9000e-004</b>	<b>0.0234</b>	<b>1.1000e-004</b>	<b>0.0235</b>	<b>6.2100e-003</b>	<b>1.0000e-004</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>18.0099</b>	<b>18.0099</b>	<b>4.4000e-004</b>	<b>4.7000e-004</b>	<b>18.1618</b>

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

**3.2 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8268	0.0000	1.8268	0.2763	0.0000	0.2763	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	915.2783	915.2783	0.2960	0.0000	922.6788
<b>Total</b>	<b>0.1280</b>	<b>0.5544</b>	<b>4.6914</b>	<b>0.0104</b>	<b>1.8268</b>	<b>0.0171</b>	<b>1.8439</b>	<b>0.2763</b>	<b>0.0171</b>	<b>0.2933</b>	<b>0.0000</b>	<b>915.2783</b>	<b>915.2783</b>	<b>0.2960</b>	<b>0.0000</b>	<b>922.6788</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	6.9100e-003	5.1200e-003	0.0668	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	18.0099	18.0099	4.4000e-004	4.7000e-004	18.1618
<b>Total</b>	<b>6.9100e-003</b>	<b>5.1200e-003</b>	<b>0.0668</b>	<b>1.9000e-004</b>	<b>0.0234</b>	<b>1.1000e-004</b>	<b>0.0235</b>	<b>6.2100e-003</b>	<b>1.0000e-004</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>18.0099</b>	<b>18.0099</b>	<b>4.4000e-004</b>	<b>4.7000e-004</b>	<b>18.1618</b>

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

**3.2 Grading - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.5667	0.0000	4.5667	0.6439	0.0000	0.6439	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4078	4.2177	2.8793	7.7400e-003		0.1669	0.1669		0.1535	0.1535	0.0000	680.0882	680.0882	0.2200	0.0000	685.5871
<b>Total</b>	<b>0.4078</b>	<b>4.2177</b>	<b>2.8793</b>	<b>7.7400e-003</b>	<b>4.5667</b>	<b>0.1669</b>	<b>4.7336</b>	<b>0.6439</b>	<b>0.1535</b>	<b>0.7974</b>	<b>0.0000</b>	<b>680.0882</b>	<b>680.0882</b>	<b>0.2200</b>	<b>0.0000</b>	<b>685.5871</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-003	3.3900e-003	0.0465	1.4000e-004	0.0174	8.0000e-005	0.0175	4.6200e-003	7.0000e-005	4.6900e-003	0.0000	13.0682	13.0682	3.0000e-004	3.3000e-004	13.1728
<b>Total</b>	<b>4.8000e-003</b>	<b>3.3900e-003</b>	<b>0.0465</b>	<b>1.4000e-004</b>	<b>0.0174</b>	<b>8.0000e-005</b>	<b>0.0175</b>	<b>4.6200e-003</b>	<b>7.0000e-005</b>	<b>4.6900e-003</b>	<b>0.0000</b>	<b>13.0682</b>	<b>13.0682</b>	<b>3.0000e-004</b>	<b>3.3000e-004</b>	<b>13.1728</b>

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

**3.2 Grading - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7810	0.0000	1.7810	0.2511	0.0000	0.2511	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.4122	3.4877	7.7400e-003		0.0127	0.0127		0.0127	0.0127	0.0000	680.0874	680.0874	0.2200	0.0000	685.5862
<b>Total</b>	<b>0.0951</b>	<b>0.4122</b>	<b>3.4877</b>	<b>7.7400e-003</b>	<b>1.7810</b>	<b>0.0127</b>	<b>1.7937</b>	<b>0.2511</b>	<b>0.0127</b>	<b>0.2638</b>	<b>0.0000</b>	<b>680.0874</b>	<b>680.0874</b>	<b>0.2200</b>	<b>0.0000</b>	<b>685.5862</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	4.8000e-003	3.3900e-003	0.0465	1.4000e-004	0.0174	8.0000e-005	0.0175	4.6200e-003	7.0000e-005	4.6900e-003	0.0000	13.0682	13.0682	3.0000e-004	3.3000e-004	13.1728
<b>Total</b>	<b>4.8000e-003</b>	<b>3.3900e-003</b>	<b>0.0465</b>	<b>1.4000e-004</b>	<b>0.0174</b>	<b>8.0000e-005</b>	<b>0.0175</b>	<b>4.6200e-003</b>	<b>7.0000e-005</b>	<b>4.6900e-003</b>	<b>0.0000</b>	<b>13.0682</b>	<b>13.0682</b>	<b>3.0000e-004</b>	<b>3.3000e-004</b>	<b>13.1728</b>

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**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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 Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

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





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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			
Other Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**



Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
Unmitigated	0.3410	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-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	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</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	0.0603					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2700e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4700e-003	2.4700e-003	1.0000e-005	0.0000	2.6300e-003
<b>Total</b>	<b>0.3410</b>	<b>1.0000e-005</b>	<b>1.2700e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.4700e-003</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.6300e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 2 Grading - Mitigated [Tier 4 Equipment]) - 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 (Phase 2 Non-Grading Activities - Mitigated) - 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 (Phase 2 Non-Grading Activities - Mitigated)**

**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	1,676.86	1000sqft	38.50	1,676,864.00	0
Other Asphalt Surfaces	1,303.93	1000sqft	29.93	1,303,929.00	0
Other Non-Asphalt Surfaces	311.09	1000sqft	7.14	311,088.00	0
Parking Lot	356.87	1000sqft	8.19	356,871.00	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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	492.92	<b>CH4 Intensity (lb/MW hr)</b>	0.026	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Construction anticipated to end in 2025

Off-road Equipment - Hours are based on an 8-hour workday

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Grading -

Architectural Coating - MM AQ-1 - Project shall utilize 10 g/L paint for non-residential interior and exterior surfaces and 50 g/L paint for parking lot surfaces

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	110.00	496.00



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

tblConstructionPhase	NumDays	1,550.00	609.00
tblConstructionPhase	NumDays	110.00	248.00
tblConstructionPhase	PhaseEndDate	6/13/2030	12/31/2025
tblConstructionPhase	PhaseEndDate	8/9/2029	12/31/2025
tblConstructionPhase	PhaseEndDate	1/10/2030	12/31/2025
tblConstructionPhase	PhaseStartDate	1/11/2030	2/7/2024
tblConstructionPhase	PhaseStartDate	8/10/2029	1/20/2025
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,676,860.00	1,676,864.00
tblLandUse	LandUseSquareFeet	1,303,930.00	1,303,929.00
tblLandUse	LandUseSquareFeet	311,090.00	311,088.00
tblLandUse	LandUseSquareFeet	356,870.00	356,871.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblSolidWaste	SolidWasteGenerationRate	1,576.25	0.00

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	387,773,875.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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					
2023	0.4847	3.5552	4.0569	0.0146	0.8865	0.1179	1.0044	0.2391	0.1100	0.3492	0.0000	1,346.0388	1,346.0388	0.1162	0.0786	1,372.3636
2024	1.9610	10.4946	13.2264	0.0473	3.0960	0.3390	3.4350	0.8335	0.3168	1.1503	0.0000	4,377.0435	4,377.0435	0.3588	0.2404	4,457.6429
2025	2.0714	10.5466	14.5926	0.0496	3.1498	0.3463	3.4961	0.8477	0.3230	1.1707	0.0000	4,590.8684	4,590.8684	0.4341	0.2336	4,671.3343
<b>Maximum</b>	<b>2.0714</b>	<b>10.5466</b>	<b>14.5926</b>	<b>0.0496</b>	<b>3.1498</b>	<b>0.3463</b>	<b>3.4961</b>	<b>0.8477</b>	<b>0.3230</b>	<b>1.1707</b>	<b>0.0000</b>	<b>4,590.8684</b>	<b>4,590.8684</b>	<b>0.4341</b>	<b>0.2404</b>	<b>4,671.3343</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					
2023	0.2919	1.3277	4.5347	0.0146	0.8865	0.0172	0.9037	0.2391	0.0166	0.2558	0.0000	1,346.0384	1,346.0384	0.1162	0.0786	1,372.3632
2024	1.3917	4.0895	14.7493	0.0473	3.0960	0.0543	3.1502	0.8335	0.0524	0.8859	0.0000	4,377.0422	4,377.0422	0.3588	0.2404	4,457.6416
2025	1.4913	4.1639	16.5569	0.0496	3.1498	0.0585	3.2083	0.8477	0.0566	0.9044	0.0000	4,590.8668	4,590.8668	0.4341	0.2336	4,671.3327
<b>Maximum</b>	<b>1.4913</b>	<b>4.1639</b>	<b>16.5569</b>	<b>0.0496</b>	<b>3.1498</b>	<b>0.0585</b>	<b>3.2083</b>	<b>0.8477</b>	<b>0.0566</b>	<b>0.9044</b>	<b>0.0000</b>	<b>4,590.8668</b>	<b>4,590.8668</b>	<b>0.4341</b>	<b>0.2404</b>	<b>4,671.3327</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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
Percent Reduction	29.71	61.05	-12.44	0.00	0.00	83.81	8.48	0.00	83.24	23.38	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2023	11-30-2023	3.0557	1.2264
2	12-1-2023	2-29-2024	3.0115	1.2656
3	3-1-2024	5-31-2024	3.1421	1.3872
4	6-1-2024	8-31-2024	3.1322	1.3773
5	9-1-2024	11-30-2024	3.1177	1.3818
6	12-1-2024	2-28-2025	3.0541	1.3844
7	3-1-2025	5-31-2025	3.1869	1.4207
8	6-1-2025	8-31-2025	3.1768	1.4106
9	9-1-2025	9-30-2025	1.0359	0.4600
		Highest	3.1869	1.4207

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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**

**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	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>6.9957</b>	<b>4.2000e-004</b>	<b>0.0465</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0906</b>	<b>0.0906</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>0.0964</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>6.9957</b>	<b>4.2000e-004</b>	<b>0.0465</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0906</b>	<b>0.0906</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>0.0964</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	9/1/2023	12/31/2025	5	609	
2	Paving	Paving	1/20/2025	12/31/2025	5	248	
3	Architectural Coating	Architectural Coating	2/7/2024	12/31/2025	5	496	

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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: 45.26**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,515,296; Non-Residential Outdoor: 838,432; Striped Parking Area: 118,313 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Crawler Tractors	7	8.00	212	0.43
Building Construction	Forklifts	7	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	20	1,532.00	598.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	306.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Water Exposed Area

**3.2 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2430	2.5152	1.6376	4.1000e-003		0.1071	0.1071		0.0998	0.0998	0.0000	355.8701	355.8701	0.0980	0.0000	358.3212
<b>Total</b>	<b>0.2430</b>	<b>2.5152</b>	<b>1.6376</b>	<b>4.1000e-003</b>		<b>0.1071</b>	<b>0.1071</b>		<b>0.0998</b>	<b>0.0998</b>	<b>0.0000</b>	<b>355.8701</b>	<b>355.8701</b>	<b>0.0980</b>	<b>0.0000</b>	<b>358.3212</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0279	0.8816	0.3512	4.5000e-003	0.1625	7.3300e-003	0.1698	0.0469	7.0100e-003	0.0539	0.0000	432.6393	432.6393	4.3700e-003	0.0640	451.8125
Worker	0.2138	0.1584	2.0681	6.0100e-003	0.7241	3.4500e-003	0.7275	0.1923	3.1800e-003	0.1955	0.0000	557.5294	557.5294	0.0137	0.0146	562.2300
<b>Total</b>	<b>0.2417</b>	<b>1.0400</b>	<b>2.4193</b>	<b>0.0105</b>	<b>0.8865</b>	<b>0.0108</b>	<b>0.8973</b>	<b>0.2391</b>	<b>0.0102</b>	<b>0.2493</b>	<b>0.0000</b>	<b>990.1688</b>	<b>990.1688</b>	<b>0.0181</b>	<b>0.0786</b>	<b>1,014.0425</b>



Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0502	0.2877	2.1154	4.1000e-003		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	355.8696	355.8696	0.0980	0.0000	358.3207
<b>Total</b>	<b>0.0502</b>	<b>0.2877</b>	<b>2.1154</b>	<b>4.1000e-003</b>		<b>6.4500e-003</b>	<b>6.4500e-003</b>		<b>6.4500e-003</b>	<b>6.4500e-003</b>	<b>0.0000</b>	<b>355.8696</b>	<b>355.8696</b>	<b>0.0980</b>	<b>0.0000</b>	<b>358.3207</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	0.0279	0.8816	0.3512	4.5000e-003	0.1625	7.3300e-003	0.1698	0.0469	7.0100e-003	0.0539	0.0000	432.6393	432.6393	4.3700e-003	0.0640	451.8125
Worker	0.2138	0.1584	2.0681	6.0100e-003	0.7241	3.4500e-003	0.7275	0.1923	3.1800e-003	0.1955	0.0000	557.5294	557.5294	0.0137	0.0146	562.2300
<b>Total</b>	<b>0.2417</b>	<b>1.0400</b>	<b>2.4193</b>	<b>0.0105</b>	<b>0.8865</b>	<b>0.0108</b>	<b>0.8973</b>	<b>0.2391</b>	<b>0.0102</b>	<b>0.2493</b>	<b>0.0000</b>	<b>990.1688</b>	<b>990.1688</b>	<b>0.0181</b>	<b>0.0786</b>	<b>1,014.0425</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6986	7.1108	4.9253	0.0125		0.2955	0.2955		0.2751	0.2751	0.0000	1,084.4749	1,084.4749	0.2979	0.0000	1,091.9230
<b>Total</b>	<b>0.6986</b>	<b>7.1108</b>	<b>4.9253</b>	<b>0.0125</b>		<b>0.2955</b>	<b>0.2955</b>		<b>0.2751</b>	<b>0.2751</b>	<b>0.0000</b>	<b>1,084.4749</b>	<b>1,084.4749</b>	<b>0.2979</b>	<b>0.0000</b>	<b>1,091.9230</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0836	2.6861	1.0579	0.0135	0.4949	0.0222	0.5171	0.1428	0.0212	0.1640	0.0000	1,297.7364	1,297.7364	0.0138	0.1916	1,355.1764
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.8237	1,657.8237	0.0380	0.0414	1,671.1001
<b>Total</b>	<b>0.6919</b>	<b>3.1159</b>	<b>6.9601</b>	<b>0.0312</b>	<b>2.7008</b>	<b>0.0322</b>	<b>2.7330</b>	<b>0.7285</b>	<b>0.0305</b>	<b>0.7590</b>	<b>0.0000</b>	<b>2,955.5601</b>	<b>2,955.5601</b>	<b>0.0518</b>	<b>0.2330</b>	<b>3,026.2765</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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 Building Construction - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1530	0.8764	6.4447	0.0125		0.0196	0.0196		0.0196	0.0196	0.0000	1,084.4736	1,084.4736	0.2979	0.0000	1,091.9217
<b>Total</b>	<b>0.1530</b>	<b>0.8764</b>	<b>6.4447</b>	<b>0.0125</b>		<b>0.0196</b>	<b>0.0196</b>		<b>0.0196</b>	<b>0.0196</b>	<b>0.0000</b>	<b>1,084.4736</b>	<b>1,084.4736</b>	<b>0.2979</b>	<b>0.0000</b>	<b>1,091.9217</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	0.0836	2.6861	1.0579	0.0135	0.4949	0.0222	0.5171	0.1428	0.0212	0.1640	0.0000	1,297.7364	1,297.7364	0.0138	0.1916	1,355.1764
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.8237	1,657.8237	0.0380	0.0414	1,671.1001
<b>Total</b>	<b>0.6919</b>	<b>3.1159</b>	<b>6.9601</b>	<b>0.0312</b>	<b>2.7008</b>	<b>0.0322</b>	<b>2.7330</b>	<b>0.7285</b>	<b>0.0305</b>	<b>0.7590</b>	<b>0.0000</b>	<b>2,955.5601</b>	<b>2,955.5601</b>	<b>0.0518</b>	<b>0.2330</b>	<b>3,026.2765</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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 Building Construction - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6293	6.1654	4.7969	0.0124		0.2519	0.2519		0.2345	0.2345	0.0000	1,080.023 1	1,080.023 1	0.2958	0.0000	1,087.418 7
<b>Total</b>	<b>0.6293</b>	<b>6.1654</b>	<b>4.7969</b>	<b>0.0124</b>		<b>0.2519</b>	<b>0.2519</b>		<b>0.2345</b>	<b>0.2345</b>	<b>0.0000</b>	<b>1,080.023 1</b>	<b>1,080.023 1</b>	<b>0.2958</b>	<b>0.0000</b>	<b>1,087.418 7</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.002 7	1,270.002 7	0.0143	0.1871	1,326.120 9
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.339 1	1,611.339 1	0.0342	0.0384	1,623.650 0
<b>Total</b>	<b>0.6493</b>	<b>3.0375</b>	<b>6.5268</b>	<b>0.0302</b>	<b>2.6904</b>	<b>0.0316</b>	<b>2.7221</b>	<b>0.7258</b>	<b>0.0299</b>	<b>0.7557</b>	<b>0.0000</b>	<b>2,881.341 8</b>	<b>2,881.341 8</b>	<b>0.0484</b>	<b>0.2256</b>	<b>2,949.770 9</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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 Building Construction - 2025**

**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	0.1524	0.8730	6.4201	0.0124		0.0196	0.0196		0.0196	0.0196	0.0000	1,080.0219	1,080.0219	0.2958	0.0000	1,087.4174
<b>Total</b>	<b>0.1524</b>	<b>0.8730</b>	<b>6.4201</b>	<b>0.0124</b>		<b>0.0196</b>	<b>0.0196</b>		<b>0.0196</b>	<b>0.0196</b>	<b>0.0000</b>	<b>1,080.0219</b>	<b>1,080.0219</b>	<b>0.2958</b>	<b>0.0000</b>	<b>1,087.4174</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	0.0822	2.6537	1.0421	0.0132	0.4930	0.0221	0.5151	0.1422	0.0211	0.1634	0.0000	1,270.0027	1,270.0027	0.0143	0.1871	1,326.1209
Worker	0.5672	0.3838	5.4847	0.0171	2.1974	9.5300e-003	2.2070	0.5835	8.7700e-003	0.5923	0.0000	1,611.3391	1,611.3391	0.0342	0.0384	1,623.6500
<b>Total</b>	<b>0.6493</b>	<b>3.0375</b>	<b>6.5268</b>	<b>0.0302</b>	<b>2.6904</b>	<b>0.0316</b>	<b>2.7221</b>	<b>0.7258</b>	<b>0.0299</b>	<b>0.7557</b>	<b>0.0000</b>	<b>2,881.3418</b>	<b>2,881.3418</b>	<b>0.0484</b>	<b>0.2256</b>	<b>2,949.7709</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1135	1.0641	1.8077	2.8300e-003		0.0519	0.0519		0.0478	0.0478	0.0000	248.2388	248.2388	0.0803	0.0000	250.2459
Paving	0.0499					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.1634</b>	<b>1.0641</b>	<b>1.8077</b>	<b>2.8300e-003</b>		<b>0.0519</b>	<b>0.0519</b>		<b>0.0478</b>	<b>0.0478</b>	<b>0.0000</b>	<b>248.2388</b>	<b>248.2388</b>	<b>0.0803</b>	<b>0.0000</b>	<b>250.2459</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2800e-003	3.5700e-003	0.0510	1.6000e-004	0.0204	9.0000e-005	0.0205	5.4300e-003	8.0000e-005	5.5100e-003	0.0000	14.9910	14.9910	3.2000e-004	3.6000e-004	15.1055
<b>Total</b>	<b>5.2800e-003</b>	<b>3.5700e-003</b>	<b>0.0510</b>	<b>1.6000e-004</b>	<b>0.0204</b>	<b>9.0000e-005</b>	<b>0.0205</b>	<b>5.4300e-003</b>	<b>8.0000e-005</b>	<b>5.5100e-003</b>	<b>0.0000</b>	<b>14.9910</b>	<b>14.9910</b>	<b>3.2000e-004</b>	<b>3.6000e-004</b>	<b>15.1055</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2025**

**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	0.0348	0.1507	2.1447	2.8300e-003		4.6400e-003	4.6400e-003		4.6400e-003	4.6400e-003	0.0000	248.2385	248.2385	0.0803	0.0000	250.2456
Paving	0.0499					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0847</b>	<b>0.1507</b>	<b>2.1447</b>	<b>2.8300e-003</b>		<b>4.6400e-003</b>	<b>4.6400e-003</b>		<b>4.6400e-003</b>	<b>4.6400e-003</b>	<b>0.0000</b>	<b>248.2385</b>	<b>248.2385</b>	<b>0.0803</b>	<b>0.0000</b>	<b>250.2456</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	5.2800e-003	3.5700e-003	0.0510	1.6000e-004	0.0204	9.0000e-005	0.0205	5.4300e-003	8.0000e-005	5.5100e-003	0.0000	14.9910	14.9910	3.2000e-004	3.6000e-004	15.1055
<b>Total</b>	<b>5.2800e-003</b>	<b>3.5700e-003</b>	<b>0.0510</b>	<b>1.6000e-004</b>	<b>0.0204</b>	<b>9.0000e-005</b>	<b>0.0205</b>	<b>5.4300e-003</b>	<b>8.0000e-005</b>	<b>5.5100e-003</b>	<b>0.0000</b>	<b>14.9910</b>	<b>14.9910</b>	<b>3.2000e-004</b>	<b>3.6000e-004</b>	<b>15.1055</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0283	0.1910	0.2836	4.7000e-004		9.5400e-003	9.5400e-003		9.5400e-003	9.5400e-003	0.0000	40.0010	40.0010	2.2500e-003	0.0000	40.0573
<b>Total</b>	<b>0.4615</b>	<b>0.1910</b>	<b>0.2836</b>	<b>4.7000e-004</b>		<b>9.5400e-003</b>	<b>9.5400e-003</b>		<b>9.5400e-003</b>	<b>9.5400e-003</b>	<b>0.0000</b>	<b>40.0010</b>	<b>40.0010</b>	<b>2.2500e-003</b>	<b>0.0000</b>	<b>40.0573</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1090	0.0770	1.0574	3.1700e-003	0.3952	1.8000e-003	0.3970	0.1049	1.6600e-003	0.1066	0.0000	297.0076	297.0076	6.8000e-003	7.4100e-003	299.3862
<b>Total</b>	<b>0.1090</b>	<b>0.0770</b>	<b>1.0574</b>	<b>3.1700e-003</b>	<b>0.3952</b>	<b>1.8000e-003</b>	<b>0.3970</b>	<b>0.1049</b>	<b>1.6600e-003</b>	<b>0.1066</b>	<b>0.0000</b>	<b>297.0076</b>	<b>297.0076</b>	<b>6.8000e-003</b>	<b>7.4100e-003</b>	<b>299.3862</b>



Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6600e-003	0.0202	0.2871	4.7000e-004		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	40.0009	40.0009	2.2500e-003	0.0000	40.0572
<b>Total</b>	<b>0.4379</b>	<b>0.0202</b>	<b>0.2871</b>	<b>4.7000e-004</b>		<b>6.2000e-004</b>	<b>6.2000e-004</b>		<b>6.2000e-004</b>	<b>6.2000e-004</b>	<b>0.0000</b>	<b>40.0009</b>	<b>40.0009</b>	<b>2.2500e-003</b>	<b>0.0000</b>	<b>40.0572</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	0.1090	0.0770	1.0574	3.1700e-003	0.3952	1.8000e-003	0.3970	0.1049	1.6600e-003	0.1066	0.0000	297.0076	297.0076	6.8000e-003	7.4100e-003	299.3862
<b>Total</b>	<b>0.1090</b>	<b>0.0770</b>	<b>1.0574</b>	<b>3.1700e-003</b>	<b>0.3952</b>	<b>1.8000e-003</b>	<b>0.3970</b>	<b>0.1049</b>	<b>1.6600e-003</b>	<b>0.1066</b>	<b>0.0000</b>	<b>297.0076</b>	<b>297.0076</b>	<b>6.8000e-003</b>	<b>7.4100e-003</b>	<b>299.3862</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4811					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0297	0.1993	0.3148	5.2000e-004		8.9600e-003	8.9600e-003		8.9600e-003	8.9600e-003	0.0000	44.4266	44.4266	2.4200e-003	0.0000	44.4872
<b>Total</b>	<b>0.5109</b>	<b>0.1993</b>	<b>0.3148</b>	<b>5.2000e-004</b>		<b>8.9600e-003</b>	<b>8.9600e-003</b>		<b>8.9600e-003</b>	<b>8.9600e-003</b>	<b>0.0000</b>	<b>44.4266</b>	<b>44.4266</b>	<b>2.4200e-003</b>	<b>0.0000</b>	<b>44.4872</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1133	0.0767	1.0955	3.4100e-003	0.4389	1.9000e-003	0.4408	0.1166	1.7500e-003	0.1183	0.0000	321.8471	321.8471	6.8300e-003	7.6800e-003	324.3061
<b>Total</b>	<b>0.1133</b>	<b>0.0767</b>	<b>1.0955</b>	<b>3.4100e-003</b>	<b>0.4389</b>	<b>1.9000e-003</b>	<b>0.4408</b>	<b>0.1166</b>	<b>1.7500e-003</b>	<b>0.1183</b>	<b>0.0000</b>	<b>321.8471</b>	<b>321.8471</b>	<b>6.8300e-003</b>	<b>7.6800e-003</b>	<b>324.3061</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4811					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.0224	0.3188	5.2000e-004		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004	0.0000	44.4266	44.4266	2.4200e-003	0.0000	44.4872
<b>Total</b>	<b>0.4863</b>	<b>0.0224</b>	<b>0.3188</b>	<b>5.2000e-004</b>		<b>6.9000e-004</b>	<b>6.9000e-004</b>		<b>6.9000e-004</b>	<b>6.9000e-004</b>	<b>0.0000</b>	<b>44.4266</b>	<b>44.4266</b>	<b>2.4200e-003</b>	<b>0.0000</b>	<b>44.4872</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	0.1133	0.0767	1.0955	3.4100e-003	0.4389	1.9000e-003	0.4408	0.1166	1.7500e-003	0.1183	0.0000	321.8471	321.8471	6.8300e-003	7.6800e-003	324.3061
<b>Total</b>	<b>0.1133</b>	<b>0.0767</b>	<b>1.0955</b>	<b>3.4100e-003</b>	<b>0.4389</b>	<b>1.9000e-003</b>	<b>0.4408</b>	<b>0.1166</b>	<b>1.7500e-003</b>	<b>0.1183</b>	<b>0.0000</b>	<b>321.8471</b>	<b>321.8471</b>	<b>6.8300e-003</b>	<b>7.6800e-003</b>	<b>324.3061</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00		
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Parking Lot	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Unrefrigerated Warehouse-No Rail	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000







Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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**

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
Unmitigated	6.9957	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964

**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	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
<b>Total</b>	<b>6.9957</b>	<b>4.2000e-004</b>	<b>0.0465</b>	<b>0.0000</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0906</b>	<b>0.0906</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>0.0964</b>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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	0.8046					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1868					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.2800e-003	4.2000e-004	0.0465	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964
<b>Total</b>	<b>6.9957</b>	<b>4.2000e-004</b>	<b>0.0465</b>	<b>0.0000</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0906</b>	<b>0.0906</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>0.0964</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**9.0 Operational Offroad**

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

**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

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



Beaumont Pointe (Phase 2 Non-Grading Activities - Mitigated) - 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
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**11.0 Vegetation**

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Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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 (Phase 3 Grading - Mitigated [Tier 3 Equipment])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	492.92	<b>CH4 Intensity (lb/MW hr)</b>	0.026	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Grading activities will occur over a 270-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	110.00	270.00
tblGrading	AcresOfGrading	2,430.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblTripsAndVMT	HaulingTripNumber	20,059.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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					
2024	0.5692	5.7849	4.1883	0.0110	2.2427	0.2299	2.4726	0.4487	0.2115	0.6602	0.0000	968.1342	968.1342	0.3075	4.7000e-004	975.9606
2025	0.3930	3.7688	2.9822	8.5400e-003	2.1347	0.1491	2.2838	0.3910	0.1372	0.5281	0.0000	750.8136	750.8136	0.2385	3.4000e-004	756.8780
<b>Maximum</b>	<b>0.5692</b>	<b>5.7849</b>	<b>4.1883</b>	<b>0.0110</b>	<b>2.2427</b>	<b>0.2299</b>	<b>2.4726</b>	<b>0.4487</b>	<b>0.2115</b>	<b>0.6602</b>	<b>0.0000</b>	<b>968.1342</b>	<b>968.1342</b>	<b>0.3075</b>	<b>4.7000e-004</b>	<b>975.9606</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					
2024	0.2725	5.1389	5.9092	0.0110	0.8900	0.1968	1.0867	0.1791	0.1968	0.3758	0.0000	968.1331	968.1331	0.3075	4.7000e-004	975.9595
2025	0.2112	3.9890	4.5839	8.5400e-003	0.8444	0.1528	0.9972	0.1556	0.1528	0.3084	0.0000	750.8127	750.8127	0.2385	3.4000e-004	756.8771
<b>Maximum</b>	<b>0.2725</b>	<b>5.1389</b>	<b>5.9092</b>	<b>0.0110</b>	<b>0.8900</b>	<b>0.1968</b>	<b>1.0867</b>	<b>0.1791</b>	<b>0.1968</b>	<b>0.3758</b>	<b>0.0000</b>	<b>968.1331</b>	<b>968.1331</b>	<b>0.3075</b>	<b>4.7000e-004</b>	<b>975.9595</b>

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**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	49.74	4.46	-46.34	0.00	60.38	7.76	56.19	60.14	-0.26	42.42	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-3-2024	9-2-2024	2.7473	2.3398
2	9-3-2024	12-2-2024	2.7173	2.3142
3	12-3-2024	3-2-2025	2.4028	2.2885
4	3-3-2025	6-2-2025	2.3179	2.3393
5	6-3-2025	9-2-2025	0.2771	0.2797
		Highest	2.7473	2.3398

**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	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>0.0000</b>	<b>0.0000</b>	<b>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>0.0000</b>	<b>0.0000</b>	<b>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2024	6/13/2025	5	270	

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

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**Acres of Grading (Grading Phase): 3300**

**Acres of Paving: 74.35**

**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
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	12	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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

**3.2 Grading - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.2177	0.0000	2.2177	0.4421	0.0000	0.4421	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5623	5.7800	4.1212	0.0108		0.2297	0.2297		0.2114	0.2114	0.0000	949.3002	949.3002	0.3070	0.0000	956.9758
<b>Total</b>	<b>0.5623</b>	<b>5.7800</b>	<b>4.1212</b>	<b>0.0108</b>	<b>2.2177</b>	<b>0.2297</b>	<b>2.4474</b>	<b>0.4421</b>	<b>0.2114</b>	<b>0.6534</b>	<b>0.0000</b>	<b>949.3002</b>	<b>949.3002</b>	<b>0.3070</b>	<b>0.0000</b>	<b>956.9758</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	4.8800e-003	0.0671	2.0000e-004	0.0251	1.1000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	18.8340	18.8340	4.3000e-004	4.7000e-004	18.9849
<b>Total</b>	<b>6.9100e-003</b>	<b>4.8800e-003</b>	<b>0.0671</b>	<b>2.0000e-004</b>	<b>0.0251</b>	<b>1.1000e-004</b>	<b>0.0252</b>	<b>6.6500e-003</b>	<b>1.1000e-004</b>	<b>6.7600e-003</b>	<b>0.0000</b>	<b>18.8340</b>	<b>18.8340</b>	<b>4.3000e-004</b>	<b>4.7000e-004</b>	<b>18.9849</b>



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

**3.2 Grading - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2656	5.1340	5.8422	0.0108		0.1967	0.1967		0.1967	0.1967	0.0000	949.2991	949.2991	0.3070	0.0000	956.9747
<b>Total</b>	<b>0.2656</b>	<b>5.1340</b>	<b>5.8422</b>	<b>0.0108</b>	<b>0.8649</b>	<b>0.1967</b>	<b>1.0616</b>	<b>0.1724</b>	<b>0.1967</b>	<b>0.3691</b>	<b>0.0000</b>	<b>949.2991</b>	<b>949.2991</b>	<b>0.3070</b>	<b>0.0000</b>	<b>956.9747</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	6.9100e-003	4.8800e-003	0.0671	2.0000e-004	0.0251	1.1000e-004	0.0252	6.6500e-003	1.1000e-004	6.7600e-003	0.0000	18.8340	18.8340	4.3000e-004	4.7000e-004	18.9849
<b>Total</b>	<b>6.9100e-003</b>	<b>4.8800e-003</b>	<b>0.0671</b>	<b>2.0000e-004</b>	<b>0.0251</b>	<b>1.1000e-004</b>	<b>0.0252</b>	<b>6.6500e-003</b>	<b>1.1000e-004</b>	<b>6.7600e-003</b>	<b>0.0000</b>	<b>18.8340</b>	<b>18.8340</b>	<b>4.3000e-004</b>	<b>4.7000e-004</b>	<b>18.9849</b>

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**3.2 Grading - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.1153	0.0000	2.1153	0.3858	0.0000	0.3858	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3880	3.7654	2.9337	8.3900e-003		0.1490	0.1490		0.1371	0.1371	0.0000	736.5480	736.5480	0.2382	0.0000	742.5033
<b>Total</b>	<b>0.3880</b>	<b>3.7654</b>	<b>2.9337</b>	<b>8.3900e-003</b>	<b>2.1153</b>	<b>0.1490</b>	<b>2.2643</b>	<b>0.3858</b>	<b>0.1371</b>	<b>0.5229</b>	<b>0.0000</b>	<b>736.5480</b>	<b>736.5480</b>	<b>0.2382</b>	<b>0.0000</b>	<b>742.5033</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0200e-003	3.4000e-003	0.0486	1.5000e-004	0.0195	8.0000e-005	0.0195	5.1700e-003	8.0000e-005	5.2400e-003	0.0000	14.2656	14.2656	3.0000e-004	3.4000e-004	14.3746
<b>Total</b>	<b>5.0200e-003</b>	<b>3.4000e-003</b>	<b>0.0486</b>	<b>1.5000e-004</b>	<b>0.0195</b>	<b>8.0000e-005</b>	<b>0.0195</b>	<b>5.1700e-003</b>	<b>8.0000e-005</b>	<b>5.2400e-003</b>	<b>0.0000</b>	<b>14.2656</b>	<b>14.2656</b>	<b>3.0000e-004</b>	<b>3.4000e-004</b>	<b>14.3746</b>

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

**3.2 Grading - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2062	3.9856	4.5354	8.3900e-003		0.1527	0.1527		0.1527	0.1527	0.0000	736.5471	736.5471	0.2382	0.0000	742.5025
<b>Total</b>	<b>0.2062</b>	<b>3.9856</b>	<b>4.5354</b>	<b>8.3900e-003</b>	<b>0.8250</b>	<b>0.1527</b>	<b>0.9776</b>	<b>0.1505</b>	<b>0.1527</b>	<b>0.3031</b>	<b>0.0000</b>	<b>736.5471</b>	<b>736.5471</b>	<b>0.2382</b>	<b>0.0000</b>	<b>742.5025</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	5.0200e-003	3.4000e-003	0.0486	1.5000e-004	0.0195	8.0000e-005	0.0195	5.1700e-003	8.0000e-005	5.2400e-003	0.0000	14.2656	14.2656	3.0000e-004	3.4000e-004	14.3746
<b>Total</b>	<b>5.0200e-003</b>	<b>3.4000e-003</b>	<b>0.0486</b>	<b>1.5000e-004</b>	<b>0.0195</b>	<b>8.0000e-005</b>	<b>0.0195</b>	<b>5.1700e-003</b>	<b>8.0000e-005</b>	<b>5.2400e-003</b>	<b>0.0000</b>	<b>14.2656</b>	<b>14.2656</b>	<b>3.0000e-004</b>	<b>3.4000e-004</b>	<b>14.3746</b>

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**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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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 Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932

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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**

	ROG	NOx	CO	SO2	Fugitive 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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000



Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-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	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>



Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - 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 (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 (Phase 3 Grading - Mitigated [Tier 4 Equipment])**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	74.35	Acre	74.35	3,238,686.00	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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	492.92	<b>CH4 Intensity (lb/MW hr)</b>	0.026	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

Land Use -

Construction Phase - Grading activities will occur over a 270-day period

Off-road Equipment - Construction equipment based on consultation with Project team

Trips and VMT - Based on discussion with the Project team, grading activities will not generate hauling trips

Grading - Analysis assumes that up to 30 acres will be disturbed per day

Area Coating -

Construction Off-road Equipment Mitigation - MM AQ-3 - During Grading Activities, all equipment are 50% Tier 3 and 50% Tier 4

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Annual

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

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	110.00	270.00
tblGrading	AcresOfGrading	2,430.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblTripsAndVMT	HaulingTripNumber	20,059.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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					
2024	0.5550	5.6779	3.9357	0.0106	2.2411	0.2246	2.4657	0.4483	0.2066	0.6549	0.0000	932.3873	932.3873	0.2963	4.4000e-004	939.9248
2025	0.3828	3.6965	2.7867	8.2200e-003	2.1335	0.1456	2.2790	0.3906	0.1339	0.5245	0.0000	723.0825	723.0825	0.2298	3.2000e-004	728.9231
<b>Maximum</b>	<b>0.5550</b>	<b>5.6779</b>	<b>3.9357</b>	<b>0.0106</b>	<b>2.2411</b>	<b>0.2246</b>	<b>2.4657</b>	<b>0.4483</b>	<b>0.2066</b>	<b>0.6549</b>	<b>0.0000</b>	<b>932.3873</b>	<b>932.3873</b>	<b>0.2963</b>	<b>4.4000e-004</b>	<b>939.9248</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					
2024	0.1344	0.5590	4.7540	0.0106	0.8883	0.0172	0.9054	0.1786	0.0172	0.1958	0.0000	932.3862	932.3862	0.2963	4.4000e-004	939.9237
2025	0.1040	0.4336	3.6874	8.2200e-003	0.8431	0.0133	0.8564	0.1553	0.0133	0.1686	0.0000	723.0817	723.0817	0.2298	3.2000e-004	728.9222
<b>Maximum</b>	<b>0.1344</b>	<b>0.5590</b>	<b>4.7540</b>	<b>0.0106</b>	<b>0.8883</b>	<b>0.0172</b>	<b>0.9054</b>	<b>0.1786</b>	<b>0.0172</b>	<b>0.1958</b>	<b>0.0000</b>	<b>932.3862</b>	<b>932.3862</b>	<b>0.2963</b>	<b>4.4000e-004</b>	<b>939.9237</b>



Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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
Percent Reduction	74.58	89.41	-25.57	0.00	60.42	91.76	62.87	60.20	91.05	69.11	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-3-2024	9-2-2024	2.6949	0.3000
2	9-3-2024	12-2-2024	2.6655	0.2967
3	12-3-2024	3-2-2025	2.3558	0.2931
4	3-3-2025	6-2-2025	2.2720	0.2996
5	6-3-2025	9-2-2025	0.2717	0.0358
		Highest	2.6949	0.3000

**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	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>0.0000</b>	<b>0.0000</b>	<b>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>0.0000</b>	<b>0.0000</b>	<b>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2024	6/13/2025	5	270	

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

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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): 3300**

**Acres of Paving: 74.35**

**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
Grading	Crawler Tractors	2	8.00	212	0.43
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	7	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	11	28.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.2177	0.0000	2.2177	0.4421	0.0000	0.4421	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.5486	5.6734	3.8731	0.0104		0.2245	0.2245		0.2065	0.2065	0.0000	914.8089	914.8089	0.2959	0.0000	922.2056
<b>Total</b>	<b>0.5486</b>	<b>5.6734</b>	<b>3.8731</b>	<b>0.0104</b>	<b>2.2177</b>	<b>0.2245</b>	<b>2.4422</b>	<b>0.4421</b>	<b>0.2065</b>	<b>0.6486</b>	<b>0.0000</b>	<b>914.8089</b>	<b>914.8089</b>	<b>0.2959</b>	<b>0.0000</b>	<b>922.2056</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4500e-003	4.5600e-003	0.0626	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	17.5784	17.5784	4.0000e-004	4.4000e-004	17.7192
<b>Total</b>	<b>6.4500e-003</b>	<b>4.5600e-003</b>	<b>0.0626</b>	<b>1.9000e-004</b>	<b>0.0234</b>	<b>1.1000e-004</b>	<b>0.0235</b>	<b>6.2100e-003</b>	<b>1.0000e-004</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>17.5784</b>	<b>17.5784</b>	<b>4.0000e-004</b>	<b>4.4000e-004</b>	<b>17.7192</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8649	0.0000	0.8649	0.1724	0.0000	0.1724	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1280	0.5544	4.6914	0.0104		0.0171	0.0171		0.0171	0.0171	0.0000	914.8078	914.8078	0.2959	0.0000	922.2045
<b>Total</b>	<b>0.1280</b>	<b>0.5544</b>	<b>4.6914</b>	<b>0.0104</b>	<b>0.8649</b>	<b>0.0171</b>	<b>0.8820</b>	<b>0.1724</b>	<b>0.0171</b>	<b>0.1895</b>	<b>0.0000</b>	<b>914.8078</b>	<b>914.8078</b>	<b>0.2959</b>	<b>0.0000</b>	<b>922.2045</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	6.4500e-003	4.5600e-003	0.0626	1.9000e-004	0.0234	1.1000e-004	0.0235	6.2100e-003	1.0000e-004	6.3100e-003	0.0000	17.5784	17.5784	4.0000e-004	4.4000e-004	17.7192
<b>Total</b>	<b>6.4500e-003</b>	<b>4.5600e-003</b>	<b>0.0626</b>	<b>1.9000e-004</b>	<b>0.0234</b>	<b>1.1000e-004</b>	<b>0.0235</b>	<b>6.2100e-003</b>	<b>1.0000e-004</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>17.5784</b>	<b>17.5784</b>	<b>4.0000e-004</b>	<b>4.4000e-004</b>	<b>17.7192</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.1153	0.0000	2.1153	0.3858	0.0000	0.3858	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3781	3.6933	2.7414	8.0800e-003		0.1455	0.1455		0.1338	0.1338	0.0000	709.7679	709.7679	0.2296	0.0000	715.5068
<b>Total</b>	<b>0.3781</b>	<b>3.6933</b>	<b>2.7414</b>	<b>8.0800e-003</b>	<b>2.1153</b>	<b>0.1455</b>	<b>2.2608</b>	<b>0.3858</b>	<b>0.1338</b>	<b>0.5196</b>	<b>0.0000</b>	<b>709.7679</b>	<b>709.7679</b>	<b>0.2296</b>	<b>0.0000</b>	<b>715.5068</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6900e-003	3.1700e-003	0.0453	1.4000e-004	0.0182	8.0000e-005	0.0182	4.8200e-003	7.0000e-005	4.8900e-003	0.0000	13.3146	13.3146	2.8000e-004	3.2000e-004	13.4163
<b>Total</b>	<b>4.6900e-003</b>	<b>3.1700e-003</b>	<b>0.0453</b>	<b>1.4000e-004</b>	<b>0.0182</b>	<b>8.0000e-005</b>	<b>0.0182</b>	<b>4.8200e-003</b>	<b>7.0000e-005</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>13.3146</b>	<b>13.3146</b>	<b>2.8000e-004</b>	<b>3.2000e-004</b>	<b>13.4163</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Grading - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.8250	0.0000	0.8250	0.1505	0.0000	0.1505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0993	0.4304	3.6420	8.0800e-003		0.0132	0.0132		0.0132	0.0132	0.0000	709.7671	709.7671	0.2296	0.0000	715.5059
<b>Total</b>	<b>0.0993</b>	<b>0.4304</b>	<b>3.6420</b>	<b>8.0800e-003</b>	<b>0.8250</b>	<b>0.0132</b>	<b>0.8382</b>	<b>0.1505</b>	<b>0.0132</b>	<b>0.1637</b>	<b>0.0000</b>	<b>709.7671</b>	<b>709.7671</b>	<b>0.2296</b>	<b>0.0000</b>	<b>715.5059</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	4.6900e-003	3.1700e-003	0.0453	1.4000e-004	0.0182	8.0000e-005	0.0182	4.8200e-003	7.0000e-005	4.8900e-003	0.0000	13.3146	13.3146	2.8000e-004	3.2000e-004	13.4163
<b>Total</b>	<b>4.6900e-003</b>	<b>3.1700e-003</b>	<b>0.0453</b>	<b>1.4000e-004</b>	<b>0.0182</b>	<b>8.0000e-005</b>	<b>0.0182</b>	<b>4.8200e-003</b>	<b>7.0000e-005</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>13.3146</b>	<b>13.3146</b>	<b>2.8000e-004</b>	<b>3.2000e-004</b>	<b>13.4163</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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 Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932







Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
Unmitigated	0.2545	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-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	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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	0.0450					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8500e-003	1.8500e-003	0.0000	0.0000	1.9700e-003
<b>Total</b>	<b>0.2545</b>	<b>1.0000e-005</b>	<b>9.5000e-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>1.8500e-003</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9700e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	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>

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 Non-Asphalt Surfaces	0	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>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	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>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - 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 (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 (Phase 3 - Industrial Non-Grading Activities - Mitigated)**

**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	1,943.95	1000sqft	44.63	1,943,945.00	0
Parking Lot	399.06	1000sqft	9.16	399,057.00	0
Other Non-Asphalt Surfaces	283.73	1000sqft	6.51	283,733.00	0
Other Asphalt Surfaces	1,511.61	1000sqft	34.70	1,511,610.00	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>	2026
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	485.11	<b>CH4 Intensity (lb/MWhr)</b>	0.024	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2026

Land Use -

Construction Phase - Construction anticipated to end in 2026

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment - Hours are based on an 8-hour workday

Architectural Coating - MM AQ-1 - Project shall utilize 10 g/L paint for non-residential interior and exterior surfaces and 50 g/L paint for parking lot surfaces

Vehicle Trips - Construction run only

Energy Use - Construction run only

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	110.00	328.00
tblConstructionPhase	NumDays	1,550.00	500.00
tblConstructionPhase	NumDays	110.00	164.00

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

tblConstructionPhase	PhaseEndDate	8/27/2032	7/31/2026
tblConstructionPhase	PhaseEndDate	10/24/2031	7/31/2026
tblConstructionPhase	PhaseEndDate	3/26/2032	7/31/2026
tblConstructionPhase	PhaseStartDate	3/27/2032	4/30/2025
tblConstructionPhase	PhaseStartDate	11/15/2025	9/2/2024
tblConstructionPhase	PhaseStartDate	10/25/2031	12/16/2025
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.17	0.00
tblEnergyUse	NT24E	0.82	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.33	0.00
tblEnergyUse	T24NG	1.98	0.00
tblLandUse	LandUseSquareFeet	1,943,940.00	1,943,945.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.024
tblProjectCharacteristics	CO2IntensityFactor	390.98	485.11
tblSolidWaste	SolidWasteGenerationRate	1,827.30	0.00
tblVehicleTrips	CC_TL	8.40	0.00

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	41.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.74	0.00
tblVehicleTrips	SU_TR	1.74	0.00
tblVehicleTrips	WD_TR	1.74	0.00
tblWater	IndoorWaterUseRate	449,536,125.00	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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					
2024	0.5522	4.1026	4.7115	0.0170	1.0173	0.1337	1.1510	0.2744	0.1250	0.3994	0.0000	1,563.816 2	1,563.816 2	0.1390	0.0877	1,593.429 5
2025	2.2153	11.4047	14.7302	0.0531	3.3900	0.3602	3.7502	0.9130	0.3371	1.2501	0.0000	4,915.615 6	4,915.615 6	0.4246	0.2617	5,004.212 9
2026	1.6067	7.5858	10.2316	0.0338	2.0872	0.2570	2.3443	0.5617	0.2399	0.8016	0.0000	3,126.543 7	3,126.543 7	0.3178	0.1501	3,179.204 9
<b>Maximum</b>	<b>2.2153</b>	<b>11.4047</b>	<b>14.7302</b>	<b>0.0531</b>	<b>3.3900</b>	<b>0.3602</b>	<b>3.7502</b>	<b>0.9130</b>	<b>0.3371</b>	<b>1.2501</b>	<b>0.0000</b>	<b>4,915.615 6</b>	<b>4,915.615 6</b>	<b>0.4246</b>	<b>0.2617</b>	<b>5,004.212 9</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					
2024	0.3475	2.2707	5.3208	0.0170	1.0173	0.0796	1.0969	0.2744	0.0790	0.3534	0.0000	1,563.815 7	1,563.815 7	0.1390	0.0877	1,593.428 9
2025	1.6627	6.9125	16.7154	0.0531	3.3900	0.2458	3.6358	0.9130	0.2437	1.1567	0.0000	4,915.613 9	4,915.613 9	0.4246	0.2617	5,004.211 2
2026	1.2417	5.2312	11.6841	0.0338	2.0872	0.2096	2.2968	0.5617	0.2084	0.7701	0.0000	3,126.542 4	3,126.542 4	0.3178	0.1501	3,179.203 6
<b>Maximum</b>	<b>1.6627</b>	<b>6.9125</b>	<b>16.7154</b>	<b>0.0531</b>	<b>3.3900</b>	<b>0.2458</b>	<b>3.6358</b>	<b>0.9130</b>	<b>0.2437</b>	<b>1.1567</b>	<b>0.0000</b>	<b>4,915.613 9</b>	<b>4,915.613 9</b>	<b>0.4246</b>	<b>0.2617</b>	<b>5,004.211 2</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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
Percent Reduction	25.66	37.58	-13.64	0.00	0.00	28.76	2.98	0.00	24.35	6.97	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-2-2024	12-1-2024	3.4804	1.9589
2	12-2-2024	3-1-2025	3.2396	1.9284
3	3-2-2025	6-1-2025	3.2955	2.0360
4	6-2-2025	9-1-2025	3.4929	2.2009
5	9-2-2025	12-1-2025	3.4779	2.1998
6	12-2-2025	3-1-2026	3.8380	2.6700
7	3-2-2026	6-1-2026	3.9663	2.7905
8	6-2-2026	9-1-2026	2.5794	1.8126
		Highest	3.9663	2.7905

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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**

**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	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>8.1027</b>	<b>4.8000e-004</b>	<b>0.0527</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.1027</b>	<b>0.1027</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.1094</b>



Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>8.1027</b>	<b>4.8000e-004</b>	<b>0.0527</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.1027</b>	<b>0.1027</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.1094</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	9/2/2024	7/31/2026	5	500	
2	Paving	Paving	12/16/2025	7/31/2026	5	164	
3	Architectural Coating	Architectural Coating	4/30/2025	7/31/2026	5	328	

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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: 50.37**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,915,918; Non-Residential Outdoor: 971,973; Striped Parking Area: 131,664 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Building Construction	Crawler Tractors	8	8.00	212	0.43
Building Construction	Cranes	3	8.00	231	0.29
Building Construction	Forklifts	8	8.00	89	0.20
Building Construction	Generator Sets	3	8.00	84	0.74
Paving	Pavers	3	8.00	130	0.42
Paving	Paving Equipment	3	8.00	132	0.36
Paving	Rollers	3	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	25	1,738.00	678.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	348.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Water Exposed Area

**3.2 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2916	2.9294	2.0898	5.2000e-003		0.1216	0.1216		0.1135	0.1135	0.0000	450.7179	450.7179	0.1195	0.0000	453.7045
<b>Total</b>	<b>0.2916</b>	<b>2.9294</b>	<b>2.0898</b>	<b>5.2000e-003</b>		<b>0.1216</b>	<b>0.1216</b>		<b>0.1135</b>	<b>0.1135</b>	<b>0.0000</b>	<b>450.7179</b>	<b>450.7179</b>	<b>0.1195</b>	<b>0.0000</b>	<b>453.7045</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0315	1.0113	0.3983	5.0800e-003	0.1863	8.3500e-003	0.1947	0.0538	7.9900e-003	0.0617	0.0000	488.5769	488.5769	5.1900e-003	0.0721	510.2022
Worker	0.2292	0.1619	2.2234	6.6700e-003	0.8310	3.7900e-003	0.8348	0.2207	3.4900e-003	0.2241	0.0000	624.5214	624.5214	0.0143	0.0156	629.5228
<b>Total</b>	<b>0.2606</b>	<b>1.1732</b>	<b>2.6217</b>	<b>0.0118</b>	<b>1.0173</b>	<b>0.0121</b>	<b>1.0294</b>	<b>0.2744</b>	<b>0.0115</b>	<b>0.2859</b>	<b>0.0000</b>	<b>1,113.0983</b>	<b>1,113.0983</b>	<b>0.0195</b>	<b>0.0877</b>	<b>1,139.7249</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 Building Construction - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0869	1.0975	2.6991	5.2000e-003		0.0675	0.0675		0.0675	0.0675	0.0000	450.7174	450.7174	0.1195	0.0000	453.7040
<b>Total</b>	<b>0.0869</b>	<b>1.0975</b>	<b>2.6991</b>	<b>5.2000e-003</b>		<b>0.0675</b>	<b>0.0675</b>		<b>0.0675</b>	<b>0.0675</b>	<b>0.0000</b>	<b>450.7174</b>	<b>450.7174</b>	<b>0.1195</b>	<b>0.0000</b>	<b>453.7040</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	0.0315	1.0113	0.3983	5.0800e-003	0.1863	8.3500e-003	0.1947	0.0538	7.9900e-003	0.0617	0.0000	488.5769	488.5769	5.1900e-003	0.0721	510.2022
Worker	0.2292	0.1619	2.2234	6.6700e-003	0.8310	3.7900e-003	0.8348	0.2207	3.4900e-003	0.2241	0.0000	624.5214	624.5214	0.0143	0.0156	629.5228
<b>Total</b>	<b>0.2606</b>	<b>1.1732</b>	<b>2.6217</b>	<b>0.0118</b>	<b>1.0173</b>	<b>0.0121</b>	<b>1.0294</b>	<b>0.2744</b>	<b>0.0115</b>	<b>0.2859</b>	<b>0.0000</b>	<b>1,113.0983</b>	<b>1,113.0983</b>	<b>0.0195</b>	<b>0.0877</b>	<b>1,139.7249</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 Building Construction - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.7937	7.6899	6.1391	0.0156		0.3131	0.3131		0.2923	0.2923	0.0000	1,351.798 2	1,351.798 2	0.3570	0.0000	1,360.722 7
<b>Total</b>	<b>0.7937</b>	<b>7.6899</b>	<b>6.1391</b>	<b>0.0156</b>		<b>0.3131</b>	<b>0.3131</b>		<b>0.2923</b>	<b>0.2923</b>	<b>0.0000</b>	<b>1,351.798 2</b>	<b>1,351.798 2</b>	<b>0.3570</b>	<b>0.0000</b>	<b>1,360.722 7</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.902 7	1,439.902 7	0.0162	0.2122	1,503.528 4
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.007 4	1,828.007 4	0.0388	0.0436	1,841.973 7
<b>Total</b>	<b>0.7366</b>	<b>3.4441</b>	<b>7.4037</b>	<b>0.0343</b>	<b>3.0519</b>	<b>0.0359</b>	<b>3.0877</b>	<b>0.8232</b>	<b>0.0339</b>	<b>0.8572</b>	<b>0.0000</b>	<b>3,267.910 1</b>	<b>3,267.910 1</b>	<b>0.0549</b>	<b>0.2558</b>	<b>3,345.502 1</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 Building Construction - 2025**

**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	0.2608	3.2925	8.0972	0.0156		0.2025	0.2025		0.2025	0.2025	0.0000	1,351.7966	1,351.7966	0.3570	0.0000	1,360.7211
<b>Total</b>	<b>0.2608</b>	<b>3.2925</b>	<b>8.0972</b>	<b>0.0156</b>		<b>0.2025</b>	<b>0.2025</b>		<b>0.2025</b>	<b>0.2025</b>	<b>0.0000</b>	<b>1,351.7966</b>	<b>1,351.7966</b>	<b>0.3570</b>	<b>0.0000</b>	<b>1,360.7211</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	0.0931	3.0087	1.1815	0.0150	0.5590	0.0251	0.5840	0.1613	0.0240	0.1852	0.0000	1,439.9027	1,439.9027	0.0162	0.2122	1,503.5284
Worker	0.6434	0.4354	6.2222	0.0193	2.4929	0.0108	2.5037	0.6620	9.9500e-003	0.6719	0.0000	1,828.0074	1,828.0074	0.0388	0.0436	1,841.9737
<b>Total</b>	<b>0.7366</b>	<b>3.4441</b>	<b>7.4037</b>	<b>0.0343</b>	<b>3.0519</b>	<b>0.0359</b>	<b>3.0877</b>	<b>0.8232</b>	<b>0.0339</b>	<b>0.8572</b>	<b>0.0000</b>	<b>3,267.9101</b>	<b>3,267.9101</b>	<b>0.0549</b>	<b>0.2558</b>	<b>3,345.5021</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 Building Construction - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.4622	4.4784	3.5753	9.0900e-003		0.1823	0.1823		0.1702	0.1702	0.0000	787.2541	787.2541	0.2079	0.0000	792.4515
<b>Total</b>	<b>0.4622</b>	<b>4.4784</b>	<b>3.5753</b>	<b>9.0900e-003</b>		<b>0.1823</b>	<b>0.1823</b>		<b>0.1702</b>	<b>0.1702</b>	<b>0.0000</b>	<b>787.2541</b>	<b>787.2541</b>	<b>0.2079</b>	<b>0.0000</b>	<b>792.4515</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0536	1.7345	0.6816	8.5500e-003	0.3255	0.0145	0.3400	0.0939	0.0139	0.1078	0.0000	823.3110	823.3110	9.7500e-003	0.1211	859.6329
Worker	0.3525	0.2295	3.4031	0.0109	1.4518	5.9700e-003	1.4578	0.3855	5.4900e-003	0.3910	0.0000	1,039.9043	1,039.9043	0.0205	0.0239	1,047.5364
<b>Total</b>	<b>0.4061</b>	<b>1.9640</b>	<b>4.0847</b>	<b>0.0195</b>	<b>1.7773</b>	<b>0.0205</b>	<b>1.7978</b>	<b>0.4794</b>	<b>0.0194</b>	<b>0.4988</b>	<b>0.0000</b>	<b>1,863.2152</b>	<b>1,863.2152</b>	<b>0.0303</b>	<b>0.1450</b>	<b>1,907.1693</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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 Building Construction - 2026**

**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	0.1519	1.9175	4.7156	9.0900e-003		0.1179	0.1179		0.1179	0.1179	0.0000	787.2532	787.2532	0.2079	0.0000	792.4506
<b>Total</b>	<b>0.1519</b>	<b>1.9175</b>	<b>4.7156</b>	<b>9.0900e-003</b>		<b>0.1179</b>	<b>0.1179</b>		<b>0.1179</b>	<b>0.1179</b>	<b>0.0000</b>	<b>787.2532</b>	<b>787.2532</b>	<b>0.2079</b>	<b>0.0000</b>	<b>792.4506</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	0.0536	1.7345	0.6816	8.5500e-003	0.3255	0.0145	0.3400	0.0939	0.0139	0.1078	0.0000	823.3110	823.3110	9.7500e-003	0.1211	859.6329
Worker	0.3525	0.2295	3.4031	0.0109	1.4518	5.9700e-003	1.4578	0.3855	5.4900e-003	0.3910	0.0000	1,039.9043	1,039.9043	0.0205	0.0239	1,047.5364
<b>Total</b>	<b>0.4061</b>	<b>1.9640</b>	<b>4.0847</b>	<b>0.0195</b>	<b>1.7773</b>	<b>0.0205</b>	<b>1.7978</b>	<b>0.4794</b>	<b>0.0194</b>	<b>0.4988</b>	<b>0.0000</b>	<b>1,863.2152</b>	<b>1,863.2152</b>	<b>0.0303</b>	<b>0.1450</b>	<b>1,907.1693</b>



Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2400e-003	0.0772	0.1312	2.1000e-004		3.7700e-003	3.7700e-003		3.4700e-003	3.4700e-003	0.0000	18.0173	18.0173	5.8300e-003	0.0000	18.1630
Paving	4.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0124</b>	<b>0.0772</b>	<b>0.1312</b>	<b>2.1000e-004</b>		<b>3.7700e-003</b>	<b>3.7700e-003</b>		<b>3.4700e-003</b>	<b>3.4700e-003</b>	<b>0.0000</b>	<b>18.0173</b>	<b>18.0173</b>	<b>5.8300e-003</b>	<b>0.0000</b>	<b>18.1630</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.6000e-004	3.7900e-003	1.0000e-005	1.5200e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1122	1.1122	2.0000e-005	3.0000e-005	1.1207
<b>Total</b>	<b>3.9000e-004</b>	<b>2.6000e-004</b>	<b>3.7900e-003</b>	<b>1.0000e-005</b>	<b>1.5200e-003</b>	<b>1.0000e-005</b>	<b>1.5200e-003</b>	<b>4.0000e-004</b>	<b>1.0000e-005</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>1.1122</b>	<b>1.1122</b>	<b>2.0000e-005</b>	<b>3.0000e-005</b>	<b>1.1207</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2025**

**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	5.0500e-003	0.1017	0.1557	2.1000e-004		5.4800e-003	5.4800e-003		5.4800e-003	5.4800e-003	0.0000	18.0173	18.0173	5.8300e-003	0.0000	18.1630
Paving	4.2000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>9.2500e-003</b>	<b>0.1017</b>	<b>0.1557</b>	<b>2.1000e-004</b>		<b>5.4800e-003</b>	<b>5.4800e-003</b>		<b>5.4800e-003</b>	<b>5.4800e-003</b>	<b>0.0000</b>	<b>18.0173</b>	<b>18.0173</b>	<b>5.8300e-003</b>	<b>0.0000</b>	<b>18.1630</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	3.9000e-004	2.6000e-004	3.7900e-003	1.0000e-005	1.5200e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1122	1.1122	2.0000e-005	3.0000e-005	1.1207
<b>Total</b>	<b>3.9000e-004</b>	<b>2.6000e-004</b>	<b>3.7900e-003</b>	<b>1.0000e-005</b>	<b>1.5200e-003</b>	<b>1.0000e-005</b>	<b>1.5200e-003</b>	<b>4.0000e-004</b>	<b>1.0000e-005</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>1.1122</b>	<b>1.1122</b>	<b>2.0000e-005</b>	<b>3.0000e-005</b>	<b>1.1207</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1043	0.9783	1.6619	2.6000e-003		0.0477	0.0477		0.0439	0.0439	0.0000	228.2195	228.2195	0.0738	0.0000	230.0648
Paving	0.0533					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.1576</b>	<b>0.9783</b>	<b>1.6619</b>	<b>2.6000e-003</b>		<b>0.0477</b>	<b>0.0477</b>		<b>0.0439</b>	<b>0.0439</b>	<b>0.0000</b>	<b>228.2195</b>	<b>228.2195</b>	<b>0.0738</b>	<b>0.0000</b>	<b>230.0648</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6600e-003	3.0400e-003	0.0450	1.4000e-004	0.0192	8.0000e-005	0.0193	5.1000e-003	7.0000e-005	5.1700e-003	0.0000	13.7617	13.7617	2.7000e-004	3.2000e-004	13.8627
<b>Total</b>	<b>4.6600e-003</b>	<b>3.0400e-003</b>	<b>0.0450</b>	<b>1.4000e-004</b>	<b>0.0192</b>	<b>8.0000e-005</b>	<b>0.0193</b>	<b>5.1000e-003</b>	<b>7.0000e-005</b>	<b>5.1700e-003</b>	<b>0.0000</b>	<b>13.7617</b>	<b>13.7617</b>	<b>2.7000e-004</b>	<b>3.2000e-004</b>	<b>13.8627</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.3 Paving - 2026**

**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	0.0640	1.2877	1.9717	2.6000e-003		0.0695	0.0695		0.0695	0.0695	0.0000	228.2192	228.2192	0.0738	0.0000	230.0645
Paving	0.0533					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.1172</b>	<b>1.2877</b>	<b>1.9717</b>	<b>2.6000e-003</b>		<b>0.0695</b>	<b>0.0695</b>		<b>0.0695</b>	<b>0.0695</b>	<b>0.0000</b>	<b>228.2192</b>	<b>228.2192</b>	<b>0.0738</b>	<b>0.0000</b>	<b>230.0645</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	4.6600e-003	3.0400e-003	0.0450	1.4000e-004	0.0192	8.0000e-005	0.0193	5.1000e-003	7.0000e-005	5.1700e-003	0.0000	13.7617	13.7617	2.7000e-004	3.2000e-004	13.8627
<b>Total</b>	<b>4.6600e-003</b>	<b>3.0400e-003</b>	<b>0.0450</b>	<b>1.4000e-004</b>	<b>0.0192</b>	<b>8.0000e-005</b>	<b>0.0193</b>	<b>5.1000e-003</b>	<b>7.0000e-005</b>	<b>5.1700e-003</b>	<b>0.0000</b>	<b>13.7617</b>	<b>13.7617</b>	<b>2.7000e-004</b>	<b>3.2000e-004</b>	<b>13.8627</b>

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

**3.4 Architectural Coating - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0201	0.1344	0.2123	3.5000e-004		6.0400e-003	6.0400e-003		6.0400e-003	6.0400e-003	0.0000	29.9582	29.9582	1.6300e-003	0.0000	29.9990
<b>Total</b>	<b>0.5854</b>	<b>0.1344</b>	<b>0.2123</b>	<b>3.5000e-004</b>		<b>6.0400e-003</b>	<b>6.0400e-003</b>		<b>6.0400e-003</b>	<b>6.0400e-003</b>	<b>0.0000</b>	<b>29.9582</b>	<b>29.9582</b>	<b>1.6300e-003</b>	<b>0.0000</b>	<b>29.9990</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0869	0.0588	0.8401	2.6100e-003	0.3366	1.4600e-003	0.3381	0.0894	1.3400e-003	0.0907	0.0000	246.8196	246.8196	5.2400e-003	5.8900e-003	248.7053
<b>Total</b>	<b>0.0869</b>	<b>0.0588</b>	<b>0.8401</b>	<b>2.6100e-003</b>	<b>0.3366</b>	<b>1.4600e-003</b>	<b>0.3381</b>	<b>0.0894</b>	<b>1.3400e-003</b>	<b>0.0907</b>	<b>0.0000</b>	<b>246.8196</b>	<b>246.8196</b>	<b>5.2400e-003</b>	<b>5.8900e-003</b>	<b>248.7053</b>

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

**3.4 Architectural Coating - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5653					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4900e-003	0.0151	0.2150	3.5000e-004		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	29.9581	29.9581	1.6300e-003	0.0000	29.9990
<b>Total</b>	<b>0.5688</b>	<b>0.0151</b>	<b>0.2150</b>	<b>3.5000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>	<b>0.0000</b>	<b>29.9581</b>	<b>29.9581</b>	<b>1.6300e-003</b>	<b>0.0000</b>	<b>29.9990</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	0.0869	0.0588	0.8401	2.6100e-003	0.3366	1.4600e-003	0.3381	0.0894	1.3400e-003	0.0907	0.0000	246.8196	246.8196	5.2400e-003	5.8900e-003	248.7053
<b>Total</b>	<b>0.0869</b>	<b>0.0588</b>	<b>0.8401</b>	<b>2.6100e-003</b>	<b>0.3366</b>	<b>1.4600e-003</b>	<b>0.3381</b>	<b>0.0894</b>	<b>1.3400e-003</b>	<b>0.0907</b>	<b>0.0000</b>	<b>246.8196</b>	<b>246.8196</b>	<b>5.2400e-003</b>	<b>5.8900e-003</b>	<b>248.7053</b>

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

**3.4 Architectural Coating - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0173	0.1161	0.1833	3.0000e-004		5.2200e-003	5.2200e-003		5.2200e-003	5.2200e-003	0.0000	25.8730	25.8730	1.4100e-003	0.0000	25.9083
<b>Total</b>	<b>0.5056</b>	<b>0.1161</b>	<b>0.1833</b>	<b>3.0000e-004</b>		<b>5.2200e-003</b>	<b>5.2200e-003</b>		<b>5.2200e-003</b>	<b>5.2200e-003</b>	<b>0.0000</b>	<b>25.8730</b>	<b>25.8730</b>	<b>1.4100e-003</b>	<b>0.0000</b>	<b>25.9083</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0706	0.0460	0.6814	2.1900e-003	0.2907	1.2000e-003	0.2919	0.0772	1.1000e-003	0.0783	0.0000	208.2202	208.2202	4.1100e-003	4.7800e-003	209.7484
<b>Total</b>	<b>0.0706</b>	<b>0.0460</b>	<b>0.6814</b>	<b>2.1900e-003</b>	<b>0.2907</b>	<b>1.2000e-003</b>	<b>0.2919</b>	<b>0.0772</b>	<b>1.1000e-003</b>	<b>0.0783</b>	<b>0.0000</b>	<b>208.2202</b>	<b>208.2202</b>	<b>4.1100e-003</b>	<b>4.7800e-003</b>	<b>209.7484</b>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2026**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4883					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0100e-003	0.0131	0.1857	3.0000e-004		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	25.8729	25.8729	1.4100e-003	0.0000	25.9082
<b>Total</b>	<b>0.4913</b>	<b>0.0131</b>	<b>0.1857</b>	<b>3.0000e-004</b>		<b>4.0000e-004</b>	<b>4.0000e-004</b>		<b>4.0000e-004</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>25.8729</b>	<b>25.8729</b>	<b>1.4100e-003</b>	<b>0.0000</b>	<b>25.9082</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	0.0706	0.0460	0.6814	2.1900e-003	0.2907	1.2000e-003	0.2919	0.0772	1.1000e-003	0.0783	0.0000	208.2202	208.2202	4.1100e-003	4.7800e-003	209.7484
<b>Total</b>	<b>0.0706</b>	<b>0.0460</b>	<b>0.6814</b>	<b>2.1900e-003</b>	<b>0.2907</b>	<b>1.2000e-003</b>	<b>0.2919</b>	<b>0.0772</b>	<b>1.1000e-003</b>	<b>0.0783</b>	<b>0.0000</b>	<b>208.2202</b>	<b>208.2202</b>	<b>4.1100e-003</b>	<b>4.7800e-003</b>	<b>209.7484</b>



Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00		
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Other Non-Asphalt Surfaces	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Parking Lot	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689
Unrefrigerated Warehouse-No Rail	0.542916	0.056689	0.174450	0.134041	0.024680	0.006960	0.011589	0.018600	0.000608	0.000298	0.023389	0.001091	0.004689

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Natural Gas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000





Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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**

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
Unmitigated	8.1027	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094

**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	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
<b>Total</b>	<b>8.1027</b>	<b>4.8000e-004</b>	<b>0.0527</b>	<b>0.0000</b>		<b>1.9000e-004</b>	<b>1.9000e-004</b>		<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.1027</b>	<b>0.1027</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.1094</b>



Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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	0.9315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8500e-003	4.8000e-004	0.0527	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094
<b>Total</b>	<b>8.1027</b>	<b>4.8000e-004</b>	<b>0.0527</b>	<b>0.0000</b>		<b>1.9000e-004</b>	<b>1.9000e-004</b>		<b>1.9000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.1027</b>	<b>0.1027</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.1094</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0	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>

**9.0 Operational Offroad**

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

**Fire Pumps and Emergency Generators**

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

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

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - 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
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**11.0 Vegetation**

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Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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 (Phase 3 - Commercial Non-Grading Activities - Mitigated)**

**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	893.45	1000sqft	20.51	893,450.00	0
Arena	127.00	1000sqft	2.91	127,000.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	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>	477.29	<b>CH4 Intensity (lb/MWhr)</b>	0.023	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use - Total Project Area (Commercial uses) is 30.20 acres

Construction Phase - Construction anticipated to end in 2027

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Off-road Equipment - Hours are based on an 8-hour workday





Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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	35.00	60.00
tblConstructionPhase	NumDays	500.00	130.00
tblConstructionPhase	NumDays	35.00	30.00
tblConstructionPhase	PhaseEndDate	1/16/2029	1/29/2027
tblConstructionPhase	PhaseEndDate	10/10/2028	1/29/2027
tblConstructionPhase	PhaseEndDate	11/28/2028	1/29/2027
tblConstructionPhase	PhaseStartDate	11/29/2028	11/7/2026
tblConstructionPhase	PhaseStartDate	11/11/2026	8/1/2026
tblConstructionPhase	PhaseStartDate	10/11/2028	12/20/2026
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.44	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	6.23	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	4.86	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	T24E	1.97	0.00
tblEnergyUse	T24E	1.97	0.00
tblEnergyUse	T24E	11.06	0.00
tblEnergyUse	T24E	5.78	0.00
tblEnergyUse	T24E	11.06	0.00

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

tblEnergyUse	T24NG	15.20	0.00
tblEnergyUse	T24NG	15.20	0.00
tblEnergyUse	T24NG	76.89	0.00
tblEnergyUse	T24NG	54.60	0.00
tblEnergyUse	T24NG	76.89	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	40.82	2.91
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblSolidWaste	SolidWasteGenerationRate	3.50	0.00
tblSolidWaste	SolidWasteGenerationRate	4.80	0.00
tblSolidWaste	SolidWasteGenerationRate	228.00	0.00
tblSolidWaste	SolidWasteGenerationRate	178.50	0.00
tblSolidWaste	SolidWasteGenerationRate	68.44	0.00
tblSolidWaste	SolidWasteGenerationRate	13.69	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00



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

tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	16.90	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	CW_TTP	19.40	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	28.00	0.00
tblVehicleTrips	DV_TP	39.00	0.00
tblVehicleTrips	DV_TP	39.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	38.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PB_TP	9.00	0.00
tblVehicleTrips	PB_TP	9.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PR_TP	66.00	0.00
tblVehicleTrips	PR_TP	52.00	0.00
tblVehicleTrips	PR_TP	52.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	58.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	ST_TR	10.71	0.00
tblVehicleTrips	ST_TR	19.89	0.00
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	ST_TR	90.04	0.00

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

tblVehicleTrips	SU_TR	10.71	0.00
tblVehicleTrips	SU_TR	18.89	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	WD_TR	10.71	0.00
tblVehicleTrips	WD_TR	30.38	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	8.36	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblWater	IndoorWaterUseRate	54,707,804.93	0.00
tblWater	IndoorWaterUseRate	2,365,725.76	0.00
tblWater	IndoorWaterUseRate	4,553,005.69	0.00
tblWater	IndoorWaterUseRate	3,170,846.25	0.00
tblWater	IndoorWaterUseRate	4,553,005.69	0.00
tblWater	OutdoorWaterUseRate	3,491,987.55	0.00
tblWater	OutdoorWaterUseRate	299,442,616.20	0.00
tblWater	OutdoorWaterUseRate	1,449,960.95	0.00
tblWater	OutdoorWaterUseRate	290,617.38	0.00
tblWater	OutdoorWaterUseRate	352,316.25	0.00
tblWater	OutdoorWaterUseRate	290,617.38	0.00

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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					
2026	0.5074	2.8354	2.9292	9.4900e-003	0.4302	0.1024	0.5325	0.1159	0.0956	0.2115	0.0000	864.8216	864.8216	0.1196	0.0335	877.7982
2027	0.1800	0.6389	0.7336	2.1200e-003	0.0927	0.0242	0.1169	0.0249	0.0226	0.0476	0.0000	193.3307	193.3307	0.0295	6.4400e-003	195.9854
<b>Maximum</b>	<b>0.5074</b>	<b>2.8354</b>	<b>2.9292</b>	<b>9.4900e-003</b>	<b>0.4302</b>	<b>0.1024</b>	<b>0.5325</b>	<b>0.1159</b>	<b>0.0956</b>	<b>0.2115</b>	<b>0.0000</b>	<b>864.8216</b>	<b>864.8216</b>	<b>0.1196</b>	<b>0.0335</b>	<b>877.7982</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					
2026	0.3205	0.7987	3.5403	9.4900e-003	0.4302	0.0124	0.4425	0.1159	0.0121	0.1281	0.0000	864.8211	864.8211	0.1196	0.0335	877.7977
2027	0.1366	0.1664	0.8777	2.1200e-003	0.0927	2.8000e-003	0.0955	0.0249	2.7500e-003	0.0277	0.0000	193.3306	193.3306	0.0295	6.4400e-003	195.9853
<b>Maximum</b>	<b>0.3205</b>	<b>0.7987</b>	<b>3.5403</b>	<b>9.4900e-003</b>	<b>0.4302</b>	<b>0.0124</b>	<b>0.4425</b>	<b>0.1159</b>	<b>0.0121</b>	<b>0.1281</b>	<b>0.0000</b>	<b>864.8211</b>	<b>864.8211</b>	<b>0.1196</b>	<b>0.0335</b>	<b>877.7977</b>

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**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	33.49	72.22	-20.62	0.00	0.00	88.00	17.16	0.00	87.41	39.89	0.00	0.00	0.00	0.01	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2026	9-30-2026	1.2320	0.3696
2	10-1-2026	12-31-2026	2.1180	0.7527
3	1-1-2027	3-31-2027	0.8093	0.3005
		Highest	2.1180	0.7527

**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	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>1.6152</b>	<b>1.4000e-004</b>	<b>0.0159</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0311</b>	<b>0.0311</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>0.0331</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>1.6152</b>	<b>1.4000e-004</b>	<b>0.0159</b>	<b>0.0000</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0311</b>	<b>0.0311</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>0.0331</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>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	8/1/2026	1/29/2027	5	130	
2	Paving	Paving	12/20/2026	1/29/2027	5	30	
3	Architectural Coating	Architectural Coating	11/7/2026	1/29/2027	5	60	



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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: 20.51**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 567,750; Non-Residential Outdoor: 189,250; Striped Parking Area: 53,607 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Building Construction	Crawler Tractors	6	8.00	212	0.43
Building Construction	Cranes	2	8.00	231	0.29
Building Construction	Forklifts	6	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	18	553.00	216.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	111.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Use Cleaner Engines for Construction Equipment

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

Water Exposed Area

**3.2 Building Construction - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2377	2.3145	1.8269	4.6900e-003		0.0944	0.0944		0.0880	0.0880	0.0000	406.2353	406.2353	0.1091	0.0000	408.9616
<b>Total</b>	<b>0.2377</b>	<b>2.3145</b>	<b>1.8269</b>	<b>4.6900e-003</b>		<b>0.0944</b>	<b>0.0944</b>		<b>0.0880</b>	<b>0.0880</b>	<b>0.0000</b>	<b>406.2353</b>	<b>406.2353</b>	<b>0.1091</b>	<b>0.0000</b>	<b>408.9616</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
<b>Total</b>	<b>0.0927</b>	<b>0.4486</b>	<b>0.9322</b>	<b>4.4400e-003</b>	<b>0.4056</b>	<b>4.6800e-003</b>	<b>0.4103</b>	<b>0.1094</b>	<b>4.4300e-003</b>	<b>0.1139</b>	<b>0.0000</b>	<b>425.3670</b>	<b>425.3670</b>	<b>6.9100e-003</b>	<b>0.0331</b>	<b>435.4065</b>

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

**3.2 Building Construction - 2026**

**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	0.0574	0.3374	2.4251	4.6900e-003		7.3300e-003	7.3300e-003		7.3300e-003	7.3300e-003	0.0000	406.2348	406.2348	0.1091	0.0000	408.9611
<b>Total</b>	<b>0.0574</b>	<b>0.3374</b>	<b>2.4251</b>	<b>4.6900e-003</b>		<b>7.3300e-003</b>	<b>7.3300e-003</b>		<b>7.3300e-003</b>	<b>7.3300e-003</b>	<b>0.0000</b>	<b>406.2348</b>	<b>406.2348</b>	<b>0.1091</b>	<b>0.0000</b>	<b>408.9611</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	0.0122	0.3963	0.1557	1.9500e-003	0.0744	3.3200e-003	0.0777	0.0215	3.1800e-003	0.0246	0.0000	188.0922	188.0922	2.2300e-003	0.0277	196.3903
Worker	0.0804	0.0524	0.7765	2.4900e-003	0.3313	1.3600e-003	0.3326	0.0880	1.2500e-003	0.0892	0.0000	237.2748	237.2748	4.6800e-003	5.4500e-003	239.0162
<b>Total</b>	<b>0.0927</b>	<b>0.4486</b>	<b>0.9322</b>	<b>4.4400e-003</b>	<b>0.4056</b>	<b>4.6800e-003</b>	<b>0.4103</b>	<b>0.1094</b>	<b>4.4300e-003</b>	<b>0.1139</b>	<b>0.0000</b>	<b>425.3670</b>	<b>425.3670</b>	<b>6.9100e-003</b>	<b>0.0331</b>	<b>435.4065</b>

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

**3.2 Building Construction - 2027**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0458	0.4459	0.3520	9.0000e-004		0.0182	0.0182		0.0170	0.0170	0.0000	78.2655	78.2655	0.0210	0.0000	78.7908
<b>Total</b>	<b>0.0458</b>	<b>0.4459</b>	<b>0.3520</b>	<b>9.0000e-004</b>		<b>0.0182</b>	<b>0.0182</b>		<b>0.0170</b>	<b>0.0170</b>	<b>0.0000</b>	<b>78.2655</b>	<b>78.2655</b>	<b>0.0210</b>	<b>0.0000</b>	<b>78.7908</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
<b>Total</b>	<b>0.0169</b>	<b>0.0848</b>	<b>0.1711</b>	<b>8.4000e-004</b>	<b>0.0782</b>	<b>8.9000e-004</b>	<b>0.0790</b>	<b>0.0211</b>	<b>8.4000e-004</b>	<b>0.0219</b>	<b>0.0000</b>	<b>80.2756</b>	<b>80.2756</b>	<b>1.2600e-003</b>	<b>6.2100e-003</b>	<b>82.1580</b>

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

**3.2 Building Construction - 2027**

**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	0.0111	0.0650	0.4672	9.0000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	78.2654	78.2654	0.0210	0.0000	78.7907
<b>Total</b>	<b>0.0111</b>	<b>0.0650</b>	<b>0.4672</b>	<b>9.0000e-004</b>		<b>1.4100e-003</b>	<b>1.4100e-003</b>		<b>1.4100e-003</b>	<b>1.4100e-003</b>	<b>0.0000</b>	<b>78.2654</b>	<b>78.2654</b>	<b>0.0210</b>	<b>0.0000</b>	<b>78.7907</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	2.3300e-003	0.0756	0.0298	3.7000e-004	0.0143	6.4000e-004	0.0150	4.1300e-003	6.1000e-004	4.7400e-003	0.0000	35.5317	35.5317	4.4000e-004	5.2200e-003	37.0972
Worker	0.0146	9.1900e-003	0.1413	4.7000e-004	0.0638	2.5000e-004	0.0641	0.0170	2.3000e-004	0.0172	0.0000	44.7439	44.7439	8.2000e-004	9.9000e-004	45.0608
<b>Total</b>	<b>0.0169</b>	<b>0.0848</b>	<b>0.1711</b>	<b>8.4000e-004</b>	<b>0.0782</b>	<b>8.9000e-004</b>	<b>0.0790</b>	<b>0.0211</b>	<b>8.4000e-004</b>	<b>0.0219</b>	<b>0.0000</b>	<b>80.2756</b>	<b>80.2756</b>	<b>1.2600e-003</b>	<b>6.2100e-003</b>	<b>82.1580</b>

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

**3.3 Paving - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1200e-003	0.0386	0.0656	1.0000e-004		1.8800e-003	1.8800e-003		1.7300e-003	1.7300e-003	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0122</b>	<b>0.0386</b>	<b>0.0656</b>	<b>1.0000e-004</b>		<b>1.8800e-003</b>	<b>1.8800e-003</b>		<b>1.7300e-003</b>	<b>1.7300e-003</b>	<b>0.0000</b>	<b>9.0087</b>	<b>9.0087</b>	<b>2.9100e-003</b>	<b>0.0000</b>	<b>9.0815</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
<b>Total</b>	<b>1.8000e-004</b>	<b>1.2000e-004</b>	<b>1.7400e-003</b>	<b>1.0000e-005</b>	<b>7.4000e-004</b>	<b>0.0000</b>	<b>7.4000e-004</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.5314</b>	<b>0.5314</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.5353</b>

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

**3.3 Paving - 2026**

**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	1.2600e-003	5.4700e-003	0.0778	1.0000e-004		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	9.0087	9.0087	2.9100e-003	0.0000	9.0815
Paving	8.0600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>9.3200e-003</b>	<b>5.4700e-003</b>	<b>0.0778</b>	<b>1.0000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>9.0087</b>	<b>9.0087</b>	<b>2.9100e-003</b>	<b>0.0000</b>	<b>9.0815</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	1.8000e-004	1.2000e-004	1.7400e-003	1.0000e-005	7.4000e-004	0.0000	7.4000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.5314	0.5314	1.0000e-005	1.0000e-005	0.5353
<b>Total</b>	<b>1.8000e-004</b>	<b>1.2000e-004</b>	<b>1.7400e-003</b>	<b>1.0000e-005</b>	<b>7.4000e-004</b>	<b>0.0000</b>	<b>7.4000e-004</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.5314</b>	<b>0.5314</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.5353</b>

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

**3.3 Paving - 2027**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.6100e-003	0.0901	0.1531	2.4000e-004		4.3900e-003	4.3900e-003		4.0400e-003	4.0400e-003	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0284</b>	<b>0.0901</b>	<b>0.1531</b>	<b>2.4000e-004</b>		<b>4.3900e-003</b>	<b>4.3900e-003</b>		<b>4.0400e-003</b>	<b>4.0400e-003</b>	<b>0.0000</b>	<b>21.0202</b>	<b>21.0202</b>	<b>6.8000e-003</b>	<b>0.0000</b>	<b>21.1902</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
<b>Total</b>	<b>4.0000e-004</b>	<b>2.5000e-004</b>	<b>3.8300e-003</b>	<b>1.0000e-005</b>	<b>1.7300e-003</b>	<b>1.0000e-005</b>	<b>1.7400e-003</b>	<b>4.6000e-004</b>	<b>1.0000e-005</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2137</b>	<b>1.2137</b>	<b>2.0000e-005</b>	<b>3.0000e-005</b>	<b>1.2223</b>



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

**3.3 Paving - 2027**

**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	2.9400e-003	0.0128	0.1816	2.4000e-004		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	21.0202	21.0202	6.8000e-003	0.0000	21.1902
Paving	0.0188					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0218</b>	<b>0.0128</b>	<b>0.1816</b>	<b>2.4000e-004</b>		<b>3.9000e-004</b>	<b>3.9000e-004</b>		<b>3.9000e-004</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>21.0202</b>	<b>21.0202</b>	<b>6.8000e-003</b>	<b>0.0000</b>	<b>21.1902</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	4.0000e-004	2.5000e-004	3.8300e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.2137	1.2137	2.0000e-005	3.0000e-005	1.2223
<b>Total</b>	<b>4.0000e-004</b>	<b>2.5000e-004</b>	<b>3.8300e-003</b>	<b>1.0000e-005</b>	<b>1.7300e-003</b>	<b>1.0000e-005</b>	<b>1.7400e-003</b>	<b>4.6000e-004</b>	<b>1.0000e-005</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2137</b>	<b>1.2137</b>	<b>2.0000e-005</b>	<b>3.0000e-005</b>	<b>1.2223</b>

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

**3.4 Architectural Coating - 2026**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.4400e-003	0.0298	0.0470	8.0000e-005		1.3400e-003	1.3400e-003		1.3400e-003	1.3400e-003	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
<b>Total</b>	<b>0.1589</b>	<b>0.0298</b>	<b>0.0470</b>	<b>8.0000e-005</b>		<b>1.3400e-003</b>	<b>1.3400e-003</b>		<b>1.3400e-003</b>	<b>1.3400e-003</b>	<b>0.0000</b>	<b>6.6385</b>	<b>6.6385</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>6.6475</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
<b>Total</b>	<b>5.7800e-003</b>	<b>3.7600e-003</b>	<b>0.0558</b>	<b>1.8000e-004</b>	<b>0.0238</b>	<b>1.0000e-004</b>	<b>0.0239</b>	<b>6.3200e-003</b>	<b>9.0000e-005</b>	<b>6.4100e-003</b>	<b>0.0000</b>	<b>17.0407</b>	<b>17.0407</b>	<b>3.4000e-004</b>	<b>3.9000e-004</b>	<b>17.1658</b>

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

**3.4 Architectural Coating - 2026**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1544					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-004	3.3500e-003	0.0476	8.0000e-005		1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004	0.0000	6.6385	6.6385	3.6000e-004	0.0000	6.6475
<b>Total</b>	<b>0.1552</b>	<b>3.3500e-003</b>	<b>0.0476</b>	<b>8.0000e-005</b>		<b>1.0000e-004</b>	<b>1.0000e-004</b>		<b>1.0000e-004</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>6.6385</b>	<b>6.6385</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>6.6475</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	5.7800e-003	3.7600e-003	0.0558	1.8000e-004	0.0238	1.0000e-004	0.0239	6.3200e-003	9.0000e-005	6.4100e-003	0.0000	17.0407	17.0407	3.4000e-004	3.9000e-004	17.1658
<b>Total</b>	<b>5.7800e-003</b>	<b>3.7600e-003</b>	<b>0.0558</b>	<b>1.8000e-004</b>	<b>0.0238</b>	<b>1.0000e-004</b>	<b>0.0239</b>	<b>6.3200e-003</b>	<b>9.0000e-005</b>	<b>6.4100e-003</b>	<b>0.0000</b>	<b>17.0407</b>	<b>17.0407</b>	<b>3.4000e-004</b>	<b>3.9000e-004</b>	<b>17.1658</b>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2027**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3900e-003	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
<b>Total</b>	<b>0.0855</b>	<b>0.0160</b>	<b>0.0253</b>	<b>4.0000e-005</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>3.5746</b>	<b>3.5746</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>3.5794</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
<b>Total</b>	<b>2.9300e-003</b>	<b>1.8500e-003</b>	<b>0.0284</b>	<b>9.0000e-005</b>	<b>0.0128</b>	<b>5.0000e-005</b>	<b>0.0129</b>	<b>3.4000e-003</b>	<b>5.0000e-005</b>	<b>3.4500e-003</b>	<b>0.0000</b>	<b>8.9812</b>	<b>8.9812</b>	<b>1.7000e-004</b>	<b>2.0000e-004</b>	<b>9.0448</b>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**3.4 Architectural Coating - 2027**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0831					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2000e-004	1.8000e-003	0.0257	4.0000e-005		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	3.5746	3.5746	1.9000e-004	0.0000	3.5794
<b>Total</b>	<b>0.0836</b>	<b>1.8000e-003</b>	<b>0.0257</b>	<b>4.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>3.5746</b>	<b>3.5746</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>3.5794</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	2.9300e-003	1.8500e-003	0.0284	9.0000e-005	0.0128	5.0000e-005	0.0129	3.4000e-003	5.0000e-005	3.4500e-003	0.0000	8.9812	8.9812	1.7000e-004	2.0000e-004	9.0448
<b>Total</b>	<b>2.9300e-003</b>	<b>1.8500e-003</b>	<b>0.0284</b>	<b>9.0000e-005</b>	<b>0.0128</b>	<b>5.0000e-005</b>	<b>0.0129</b>	<b>3.4000e-003</b>	<b>5.0000e-005</b>	<b>3.4500e-003</b>	<b>0.0000</b>	<b>8.9812</b>	<b>8.9812</b>	<b>1.7000e-004</b>	<b>2.0000e-004</b>	<b>9.0448</b>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	0.00	0.00	0.00		
Golf Course	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**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
Arena	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Hotel	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	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
Golf Course	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
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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**









Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	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>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	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>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
Unmitigated	1.6152	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331

**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	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
<b>Total</b>	<b>1.6152</b>	<b>1.4000e-004</b>	<b>0.0159</b>	<b>0.0000</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0311</b>	<b>0.0311</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>0.0331</b>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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	0.1879					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4259					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4700e-003	1.4000e-004	0.0159	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331
<b>Total</b>	<b>1.6152</b>	<b>1.4000e-004</b>	<b>0.0159</b>	<b>0.0000</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0311</b>	<b>0.0311</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>0.0331</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	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>



Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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			
Arena	0 / 0	0.0000	0.0000	0.0000	0.0000
Golf Course	0 / 0	0.0000	0.0000	0.0000	0.0000
Health Club	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0 / 0	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>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	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>

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - 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**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Arena	0	0.0000	0.0000	0.0000	0.0000
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	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>

**9.0 Operational Offroad**

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Annual

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

**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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## **APPENDIX 4.2:**

### **CALEEMOD PHASE 1 OPERATIONAL EMISSIONS MODEL OUTPUTS**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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 (Phase 1 - High-Cube Cold Storage Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	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>	2023
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	508.54	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

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

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

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/27/2022	5/1/2022



Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

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

tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

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

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
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	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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					
2022	0.0000	0.0000	0.0000	0.0000	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					
2022	0.0000	0.0000	0.0000	0.0000	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 (Phase 1 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,195.0397	1,195.0397	0.0577	0.0123	1,200.1444
Mobile	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0983	1.1518	5.5600e-003	1.4000e-004	1.3322
<b>Total</b>	<b>0.6102</b>	<b>5.1667</b>	<b>2.2165</b>	<b>0.0305</b>	<b>1.2355</b>	<b>0.0771</b>	<b>1.3126</b>	<b>0.3418</b>	<b>0.0746</b>	<b>0.4163</b>	<b>19.1347</b>	<b>3,984.0649</b>	<b>4,003.1996</b>	<b>1.2317</b>	<b>0.3989</b>	<b>4,152.8749</b>

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,195.0397	1,195.0397	0.0577	0.0123	1,200.1444
Mobile	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0983	1.1518	5.5600e-003	1.4000e-004	1.3322
<b>Total</b>	<b>0.6102</b>	<b>5.1667</b>	<b>2.2165</b>	<b>0.0305</b>	<b>1.2355</b>	<b>0.0771</b>	<b>1.3126</b>	<b>0.3418</b>	<b>0.0746</b>	<b>0.4163</b>	<b>19.1347</b>	<b>3,984.0649</b>	<b>4,003.1996</b>	<b>1.2317</b>	<b>0.3989</b>	<b>4,152.8749</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>

**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	5/2/2022	5/1/2022	5	0	

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

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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 (Phase 1 - High-Cube Cold Storage 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 - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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 (Phase 1 - High-Cube Cold Storage 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	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203
Unmitigated	0.1744	4.9131	2.0010	0.0290	1.2355	0.0578	1.2933	0.3418	0.0553	0.3970	0.0000	2,787.9220	2,787.9220	0.0408	0.3865	2,904.1203

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Refrigerated Warehouse-No Rail	138.00	54.92	136.90	563,605	563,605
User Defined Industrial	178.00	70.84	176.58	2,365,834	2,365,834
<b>Total</b>	<b>316.00</b>	<b>125.76</b>	<b>313.48</b>	<b>2,929,438</b>	<b>2,929,438</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
Refrigerated Warehouse-No	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
Refrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - 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	0.176300	0.048400	0.089900	0.685400	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**

	ROG	NOx	CO	SO2	Fugitive 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	918.9887	918.9887	0.0524	7.2300e-003	922.4530
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	918.9887	918.9887	0.0524	7.2300e-003	922.4530
NaturalGas Mitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
NaturalGas Unmitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
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>0.0279</b>	<b>0.2536</b>	<b>0.2130</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>	<b>0.0000</b>	<b>276.0510</b>	<b>276.0510</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.6914</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					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
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>0.0279</b>	<b>0.2536</b>	<b>0.2130</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>	<b>0.0000</b>	<b>276.0510</b>	<b>276.0510</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.6914</b>

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	3.984e+006	918.9887	0.0524	7.2300e-003	922.4530
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>918.9887</b>	<b>0.0524</b>	<b>7.2300e-003</b>	<b>922.4530</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	918.9887	0.0524	7.2300e-003	922.4530
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>918.9887</b>	<b>0.0524</b>	<b>7.2300e-003</b>	<b>922.4530</b>

**6.0 Area Detail**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-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	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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	1.1518	5.5600e-003	1.4000e-004	1.3322
Unmitigated	1.1518	5.5600e-003	1.4000e-004	1.3322

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1518	5.5600e-003	1.4000e-004	1.3322
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1518</b>	<b>5.5600e-003</b>	<b>1.4000e-004</b>	<b>1.3322</b>

Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1518	5.5600e-003	1.4000e-004	1.3322
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1518</b>	<b>5.5600e-003</b>	<b>1.4000e-004</b>	<b>1.3322</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727



Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</b>

**9.0 Operational Offroad**

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Beaumont Pointe (Phase 1 - High-Cube Cold Storage 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 (Phase 1 - High-Cube Fulfillment 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 (Phase 1 - High-Cube Fulfillment Operations)**

**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	1,279.19	1000sqft	29.37	1,279,191.00	0
User Defined Industrial	1,279.19	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	1,015.00	1000sqft	23.30	1,014,998.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	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>	2023
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	508.54	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2023

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

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 default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	70.00	0.00
tblConstructionPhase	PhaseEndDate	8/5/2022	5/1/2022
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - 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	3.1500e-004	0.00
tblLandUse	LandUseSquareFeet	1,279,190.00	1,279,191.00
tblLandUse	LandUseSquareFeet	1,015,000.00	1,014,998.00
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	5.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
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	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	295,812,687.50	4,692,495.75
tblWater	OutdoorWaterUseRate	0.00	6,413,686.20

**2.0 Emissions Summary**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment 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					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

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**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	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Energy	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	847.3789	847.3789	0.0431	8.1000e-003	850.8713
Mobile	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Offroad	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
Waste						0.0000	0.0000		0.0000	0.0000	244.0845	0.0000	244.0845	14.4250	0.0000	604.7089
Water						0.0000	0.0000		0.0000	0.0000	1.4887	30.5308	32.0195	0.1547	3.8500e-003	37.0331
<b>Total</b>	<b>6.9246</b>	<b>16.3881</b>	<b>17.8184</b>	<b>0.1146</b>	<b>6.3059</b>	<b>0.2333</b>	<b>6.5393</b>	<b>1.7109</b>	<b>0.2218</b>	<b>1.9327</b>	<b>245.5732</b>	<b>11,741.4276</b>	<b>11,987.0007</b>	<b>14.9470</b>	<b>1.2940</b>	<b>12,746.2910</b>

Beaumont Pointe (Phase 1 - High-Cube Fulfillment 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	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Energy	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	847.3789	847.3789	0.0431	8.1000e-003	850.8713
Mobile	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Offroad	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
Waste						0.0000	0.0000		0.0000	0.0000	244.0845	0.0000	244.0845	14.4250	0.0000	604.7089
Water						0.0000	0.0000		0.0000	0.0000	1.4887	30.5308	32.0195	0.1547	3.8500e-003	37.0331
<b>Total</b>	<b>6.9246</b>	<b>16.3881</b>	<b>17.8184</b>	<b>0.1146</b>	<b>6.3059</b>	<b>0.2333</b>	<b>6.5393</b>	<b>1.7109</b>	<b>0.2218</b>	<b>1.9327</b>	<b>245.5732</b>	<b>11,741.4276</b>	<b>11,987.0007</b>	<b>14.9470</b>	<b>1.2940</b>	<b>12,746.2910</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>

**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	5/2/2022	5/1/2022	5	0	



Beaumont Pointe (Phase 1 - High-Cube Fulfillment 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 (Site Preparation Phase): 0**

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

**Acres of Paving: 34.45**

**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 (Phase 1 - High-Cube Fulfillment 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 - 2022**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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 (Phase 1 - High-Cube Fulfillment 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	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589
Unmitigated	1.4721	15.3162	16.9771	0.1110	6.3059	0.1893	6.4952	1.7109	0.1805	1.8914	0.0000	10,609.6576	10,609.6576	0.2420	1.2821	10,997.7589

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	2,238.58	858.85	2123.33	9,059,842	9,059,842
User Defined Industrial	484.81	233.84	578.07	6,730,817	6,730,817
<b>Total</b>	<b>2,723.40</b>	<b>1,092.68</b>	<b>2,701.40</b>	<b>15,790,659</b>	<b>15,790,659</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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
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
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.084100	0.023100	0.107200	0.785600	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	710.1712	710.1712	0.0405	5.5900e-003	712.8483
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	710.1712	710.1712	0.0405	5.5900e-003	712.8483
Natural Gas Mitigated	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
Natural Gas Unmitigated	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230

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**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					
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	2.57117e+006	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
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>0.0139</b>	<b>0.1260</b>	<b>0.1059</b>	<b>7.6000e-004</b>		<b>9.5800e-003</b>	<b>9.5800e-003</b>		<b>9.5800e-003</b>	<b>9.5800e-003</b>	<b>0.0000</b>	<b>137.2076</b>	<b>137.2076</b>	<b>2.6300e-003</b>	<b>2.5200e-003</b>	<b>138.0230</b>

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

**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	2.57117e+006	0.0139	0.1260	0.1059	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.2076	137.2076	2.6300e-003	2.5200e-003	138.0230
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>0.0139</b>	<b>0.1260</b>	<b>0.1059</b>	<b>7.6000e-004</b>		<b>9.5800e-003</b>	<b>9.5800e-003</b>		<b>9.5800e-003</b>	<b>9.5800e-003</b>	<b>0.0000</b>	<b>137.2076</b>	<b>137.2076</b>	<b>2.6300e-003</b>	<b>2.5200e-003</b>	<b>138.0230</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			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	111011	25.6070	1.4600e-003	2.0000e-004	25.7035
Unrefrigerated Warehouse-No Rail	2.96772e+006	684.5643	0.0390	5.3800e-003	687.1448
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>710.1712</b>	<b>0.0405</b>	<b>5.5800e-003</b>	<b>712.8483</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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	111011	25.6070	1.4600e-003	2.0000e-004	25.7035
Unrefrigerated Warehouse-No Rail	2.96772e+006	684.5643	0.0390	5.3800e-003	687.1448
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>710.1712</b>	<b>0.0405</b>	<b>5.5800e-003</b>	<b>712.8483</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
Unmitigated	5.3379	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073

**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	0.6138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.7194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-003	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
<b>Total</b>	<b>5.3379</b>	<b>4.7000e-004</b>	<b>0.0518</b>	<b>0.0000</b>		<b>1.8000e-004</b>	<b>1.8000e-004</b>		<b>1.8000e-004</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>0.1007</b>	<b>0.1007</b>	<b>2.6000e-004</b>	<b>0.0000</b>	<b>0.1073</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	0.6138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.7194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-003	4.7000e-004	0.0518	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.1007	0.1007	2.6000e-004	0.0000	0.1073
<b>Total</b>	<b>5.3379</b>	<b>4.7000e-004</b>	<b>0.0518</b>	<b>0.0000</b>		<b>1.8000e-004</b>	<b>1.8000e-004</b>		<b>1.8000e-004</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>0.1007</b>	<b>0.1007</b>	<b>2.6000e-004</b>	<b>0.0000</b>	<b>0.1073</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	32.0195	0.1547	3.8500e-003	37.0331
Unmitigated	32.0195	0.1547	3.8500e-003	37.0331

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4.6925 / 6.41369	32.0195	0.1547	3.8500e-003	37.0331
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>32.0195</b>	<b>0.1547</b>	<b>3.8500e-003</b>	<b>37.0331</b>

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**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4.6925 / 6.41369	32.0195	0.1547	3.8500e-003	37.0331
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>32.0195</b>	<b>0.1547</b>	<b>3.8500e-003</b>	<b>37.0331</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	244.0845	14.4250	0.0000	604.7089
Unmitigated	244.0845	14.4250	0.0000	604.7089

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1202.44	244.0845	14.4250	0.0000	604.7089
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>244.0845</b>	<b>14.4250</b>	<b>0.0000</b>	<b>604.7089</b>

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

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	1202.44	244.0845	14.4250	0.0000	604.7089
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>244.0845</b>	<b>14.4250</b>	<b>0.0000</b>	<b>604.7089</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	5	4.00	365	200	0.37	CNG



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**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	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.1007	0.9454	0.6837	2.8900e-003		0.0343	0.0343		0.0316	0.0316	0.0000	253.7596	253.7596	0.0821	0.0000	255.8114
<b>Total</b>	<b>0.1007</b>	<b>0.9454</b>	<b>0.6837</b>	<b>2.8900e-003</b>		<b>0.0343</b>	<b>0.0343</b>		<b>0.0316</b>	<b>0.0316</b>	<b>0.0000</b>	<b>253.7596</b>	<b>253.7596</b>	<b>0.0821</b>	<b>0.0000</b>	<b>255.8114</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**

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## **APPENDIX 4.3:**

### **CALEEMOD PHASE 2 OPERATIONAL EMISSIONS MODEL OUTPUTS**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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 (Phase 2 - High-Cube Cold Storage Operations)**

**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	492.92	<b>CH4 Intensity (lb/MWhr)</b>	0.026	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

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

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

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

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	PhaseEndDate	6/28/2023	5/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
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	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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					
2023	0.0000	0.0000	0.0000	0.0000	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					
2023	0.0000	0.0000	0.0000	0.0000	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 (Phase 2 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,166.8126	1,166.8126	0.0523	0.0123	1,171.7818
Mobile	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0645	1.1181	5.5600e-003	1.4000e-004	1.2983
<b>Total</b>	<b>0.5987</b>	<b>4.9721</b>	<b>2.0905</b>	<b>0.0294</b>	<b>1.2341</b>	<b>0.0760</b>	<b>1.3102</b>	<b>0.3414</b>	<b>0.0735</b>	<b>0.4150</b>	<b>19.1347</b>	<b>3,855.3936</b>	<b>3,874.5283</b>	<b>1.2285</b>	<b>0.3846</b>	<b>4,019.8607</b>



Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,166.8126	1,166.8126	0.0523	0.0123	1,171.7818
Mobile	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0645	1.1181	5.5600e-003	1.4000e-004	1.2983
<b>Total</b>	<b>0.5987</b>	<b>4.9721</b>	<b>2.0905</b>	<b>0.0294</b>	<b>1.2341</b>	<b>0.0760</b>	<b>1.3102</b>	<b>0.3414</b>	<b>0.0735</b>	<b>0.4150</b>	<b>19.1347</b>	<b>3,855.3936</b>	<b>3,874.5283</b>	<b>1.2285</b>	<b>0.3846</b>	<b>4,019.8607</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>

**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	6/1/2023	5/31/2023	5	0	

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

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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 (Phase 2 - High-Cube Cold Storage 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 - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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 (Phase 2 - High-Cube Cold Storage 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	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026
Unmitigated	0.1629	4.7185	1.8749	0.0279	1.2341	0.0568	1.2909	0.3414	0.0543	0.3957	0.0000	2,687.5115	2,687.5115	0.0430	0.3722	2,799.5026

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Refrigerated Warehouse-No Rail	138.00	54.92	136.90	560,073	560,073
User Defined Industrial	178.00	70.84	176.58	2,365,834	2,365,834
<b>Total</b>	<b>316.00</b>	<b>125.76</b>	<b>313.48</b>	<b>2,925,906</b>	<b>2,925,906</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
Refrigerated Warehouse-No	17.40	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
Refrigerated Warehouse-No Rail	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - 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	0.175400	0.049200	0.090000	0.685400	0.000000	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**

	ROG	NOx	CO	SO2	Fugitive 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	890.7617	890.7617	0.0470	7.2300e-003	894.0904
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	890.7617	890.7617	0.0470	7.2300e-003	894.0904
NaturalGas Mitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
NaturalGas Unmitigated	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
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>0.0279</b>	<b>0.2536</b>	<b>0.2130</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>	<b>0.0000</b>	<b>276.0510</b>	<b>276.0510</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.6914</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					
Refrigerated Warehouse-No Rail	5.173e+006	0.0279	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.0510	276.0510	5.2900e-003	5.0600e-003	277.6914
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>0.0279</b>	<b>0.2536</b>	<b>0.2130</b>	<b>1.5200e-003</b>		<b>0.0193</b>	<b>0.0193</b>		<b>0.0193</b>	<b>0.0193</b>	<b>0.0000</b>	<b>276.0510</b>	<b>276.0510</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.6914</b>

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	3.984e+006	890.7617	0.0470	7.2300e-003	894.0904
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>890.7617</b>	<b>0.0470</b>	<b>7.2300e-003</b>	<b>894.0904</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.984e+006	890.7617	0.0470	7.2300e-003	894.0904
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>890.7617</b>	<b>0.0470</b>	<b>7.2300e-003</b>	<b>894.0904</b>

**6.0 Area Detail**



Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-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	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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	1.1181	5.5600e-003	1.4000e-004	1.2983
Unmitigated	1.1181	5.5600e-003	1.4000e-004	1.2983

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1181	5.5600e-003	1.4000e-004	1.2983
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1181</b>	<b>5.5600e-003</b>	<b>1.4000e-004</b>	<b>1.2983</b>

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1181	5.5600e-003	1.4000e-004	1.2983
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1181</b>	<b>5.5600e-003</b>	<b>1.4000e-004</b>	<b>1.2983</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</b>

**9.0 Operational Offroad**

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Beaumont Pointe (Phase 2 - High-Cube Cold Storage 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 (Phase 2 - High-Cube Fulfillment 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 (Phase 2 - High-Cube Fulfillment Operations)**

**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	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	492.92	<b>CH4 Intensity (lb/MWhr)</b>	0.026	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2025

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

Energy Mitigation -

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

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblConstructionPhase	PhaseEndDate	10/24/2024	8/31/2023
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	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00



Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - 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	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblLandUse	LandUseSquareFeet	3,888,000.00	3,887,997.00
tblLandUse	LandUseSquareFeet	1,073,100.00	1,073,103.00
tblLandUse	LotAcreage	24.63	24.64
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	16.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
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	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	1,017,500,000.00	17,090,105.21
tblWater	OutdoorWaterUseRate	0.00	23,358,693.91

**2.0 Emissions Summary**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,838.2780	2,838.2780	0.1339	0.0279	2,849.9253
Mobile	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	107.7780	113.1999	0.5626	0.0140	131.4431
<b>Total</b>	<b>23.4511</b>	<b>53.9519</b>	<b>56.7582</b>	<b>0.3768</b>	<b>21.6900</b>	<b>0.7642</b>	<b>22.4542</b>	<b>5.8846</b>	<b>0.7275</b>	<b>6.6121</b>	<b>844.9925</b>	<b>38,839.4417</b>	<b>39,684.4342</b>	<b>51.4038</b>	<b>4.2756</b>	<b>42,243.6470</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,838.2780	2,838.2780	0.1339	0.0279	2,849.9253
Mobile	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.5323	35,079.5323	0.8262	4.2337	36,361.8236
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	107.7780	113.1999	0.5626	0.0140	131.4431
<b>Total</b>	<b>23.4511</b>	<b>53.9519</b>	<b>56.7582</b>	<b>0.3768</b>	<b>21.6900</b>	<b>0.7642</b>	<b>22.4542</b>	<b>5.8846</b>	<b>0.7275</b>	<b>6.6121</b>	<b>844.9925</b>	<b>38,839.4417</b>	<b>39,684.4342</b>	<b>51.4038</b>	<b>4.2756</b>	<b>42,243.6470</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>

**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	9/1/2023	8/31/2023	5	0	

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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 (Site Preparation Phase): 0**

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

**Acres of Paving: 131.42**

**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 (Phase 2 - High-Cube Fulfillment 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 - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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 (Phase 2 - High-Cube Fulfillment 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	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.53 23	35,079.53 23	0.8262	4.2337	36,361.82 36
Unmitigated	4.7043	51.1642	54.0263	0.3649	21.6900	0.6405	22.3305	5.8846	0.6110	6.4956	0.0000	35,079.53 23	35,079.53 23	0.8262	4.2337	36,361.82 36

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	7,700.00	2,954.16	7303.56	31,162,903	31,162,903
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
<b>Total</b>	<b>9,367.60</b>	<b>3,758.48</b>	<b>9,291.92</b>	<b>54,314,717</b>	<b>54,314,717</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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3



Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
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
Other Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Parking Lot	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Unrefrigerated Warehouse-No Rail	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023400	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,366.3285	2,366.3285	0.1248	0.0192	2,375.1712
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,366.3285	2,366.3285	0.1248	0.0192	2,375.1712
Natural Gas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
Natural Gas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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					
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
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>0.0477</b>	<b>0.4335</b>	<b>0.3642</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>	<b>0.0000</b>	<b>471.9495</b>	<b>471.9495</b>	<b>9.0500e-003</b>	<b>8.6500e-003</b>	<b>474.7541</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
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>0.0477</b>	<b>0.4335</b>	<b>0.3642</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>	<b>0.0000</b>	<b>471.9495</b>	<b>471.9495</b>	<b>9.0500e-003</b>	<b>8.6500e-003</b>	<b>474.7541</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	83.9753	4.4300e-003	6.8000e-004	84.2891
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,282.3531	0.1204	0.0185	2,290.8821
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>2,366.3285</b>	<b>0.1248</b>	<b>0.0192</b>	<b>2,375.1712</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	83.9753	4.4300e-003	6.8000e-004	84.2891
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,282.3531	0.1204	0.0185	2,290.8821
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>2,366.3285</b>	<b>0.1248</b>	<b>0.0192</b>	<b>2,375.1712</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

**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	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
<b>Total</b>	<b>18.4055</b>	<b>1.6800e-003</b>	<b>0.1849</b>	<b>1.0000e-005</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>0.3605</b>	<b>0.3605</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>0.3839</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
<b>Total</b>	<b>18.4055</b>	<b>1.6800e-003</b>	<b>0.1849</b>	<b>1.0000e-005</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>0.3605</b>	<b>0.3605</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>0.3839</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	113.1999	0.5626	0.0140	131.4431
Unmitigated	113.1999	0.5626	0.0140	131.4431

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	113.1999	0.5626	0.0140	131.4431
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>113.1999</b>	<b>0.5626</b>	<b>0.0140</b>	<b>131.4431</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	113.1999	0.5626	0.0140	131.4431
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>113.1999</b>	<b>0.5626</b>	<b>0.0140</b>	<b>131.4431</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>839.5706</b>	<b>49.6172</b>	<b>0.0000</b>	<b>2,080.0007</b>

Beaumont Pointe (Phase 2 - High-Cube Fulfillment 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>839.5706</b>	<b>49.6172</b>	<b>0.0000</b>	<b>2,080.0007</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

**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	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
<b>Total</b>	<b>0.2936</b>	<b>2.3525</b>	<b>2.1828</b>	<b>9.2700e-003</b>		<b>0.0901</b>	<b>0.0901</b>		<b>0.0829</b>	<b>0.0829</b>	<b>0.0000</b>	<b>813.4929</b>	<b>813.4929</b>	<b>0.2631</b>	<b>0.0000</b>	<b>820.0704</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 (Phase 2 - General Light Industrial 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 (Phase 2 - General Light Industrial Operations)**

**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>	2025
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	492.92	<b>CH4 Intensity (lb/MWhr)</b>	0.026	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for the 2025

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided 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)

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

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

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - 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	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.29
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.08
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

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**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	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
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	1.64
tblVehicleTrips	ST_TR	0.00	0.35
tblVehicleTrips	SU_TR	5.09	4.11
tblVehicleTrips	SU_TR	0.00	0.89
tblVehicleTrips	WD_TR	3.93	3.90
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

**2.0 Emissions Summary**

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

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0000	0.0000	0.0000	0.0000	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					
2023	0.0000	0.0000	0.0000	0.0000	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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**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	1,971.6063	1,971.6063	0.0750	0.0248	1,980.8766
Mobile	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731
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	0.2678	5.3227	5.5904	0.0278	6.9000e-004	6.4914
<b>Total</b>	<b>3.4550</b>	<b>13.3068</b>	<b>15.5792</b>	<b>0.0978</b>	<b>6.0862</b>	<b>0.2140</b>	<b>6.3002</b>	<b>1.6667</b>	<b>0.2064</b>	<b>1.8731</b>	<b>126.1222</b>	<b>10,848.9937</b>	<b>10,975.1159</b>	<b>7.7642</b>	<b>0.9539</b>	<b>11,453.4752</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	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	1,971.6063	1,971.6063	0.0750	0.0248	1,980.8766
Mobile	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.3533	8,770.3533	0.1907	0.9284	9,051.7731
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	0.2678	5.3227	5.5904	0.0278	6.9000e-004	6.4914
<b>Total</b>	<b>3.4550</b>	<b>13.3068</b>	<b>15.5792</b>	<b>0.0978</b>	<b>6.0862</b>	<b>0.2140</b>	<b>6.3002</b>	<b>1.6667</b>	<b>0.2064</b>	<b>1.8731</b>	<b>126.1222</b>	<b>10,848.9937</b>	<b>10,975.1159</b>	<b>7.7642</b>	<b>0.9539</b>	<b>11,453.4752</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>

**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	9/1/2023	8/31/2023	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 - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

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**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	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.353 3	8,770.353 3	0.1907	0.9284	9,051.773 1
Unmitigated	1.2915	12.2202	14.6280	0.0919	6.0862	0.1425	6.2286	1.6667	0.1358	1.8025	0.0000	8,770.353 3	8,770.353 3	0.1907	0.9284	9,051.773 1

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,950.00	817.85	2054.95	8,324,782	8,324,782
User Defined Industrial	532.00	177.15	445.05	6,826,976	6,826,976
<b>Total</b>	<b>2,482.00</b>	<b>995.00</b>	<b>2,500.00</b>	<b>15,151,758</b>	<b>15,151,758</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	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000

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**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	0.290800	0.081400	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**

	ROG	NOx	CO	SO2	Fugitive 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	1,108.9804	1,108.9804	0.0585	9.0000e-003	1,113.1245
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,108.9804	1,108.9804	0.0585	9.0000e-003	1,113.1245
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



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**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 (Phase 2 - General Light Industrial 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			
General Heavy Industry	4.96e+006	1,108.9804	0.0585	9.0000e-003	1,113.1245
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,108.9804</b>	<b>0.0585</b>	<b>9.0000e-003</b>	<b>1,113.1245</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,108.9804	0.0585	9.0000e-003	1,113.1245
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,108.9804</b>	<b>0.0585</b>	<b>9.0000e-003</b>	<b>1,113.1245</b>

**6.0 Area Detail**

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Beaumont Pointe (Phase 2 - General Light Industrial 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	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 (Phase 2 - General Light Industrial 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	0.2318					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**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 2 - General Light Industrial 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	5.5904	0.0278	6.9000e-004	6.4914
Unmitigated	5.5904	0.0278	6.9000e-004	6.4914

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.5904	0.0278	6.9000e-004	6.4914
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.5904</b>	<b>0.0278</b>	<b>6.9000e-004</b>	<b>6.4914</b>

Beaumont Pointe (Phase 2 - General Light Industrial 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			
General Heavy Industry	0.844 / 1.15358	5.5904	0.0278	6.9000e-004	6.4914
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.5904</b>	<b>0.0278</b>	<b>6.9000e-004</b>	<b>6.4914</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 (Phase 2 - General Light Industrial 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			
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 (Phase 2 - General Light Industrial 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
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**



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## **APPENDIX 4.4:**

### **CALEEMOD PHASE 3 (INDUSTRIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations)**  
**Riverside-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	100.00	1000sqft	2.30	100,000.00	0
User Defined Industrial	100.00	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/MW hr)</b>	485.11	<b>CH4 Intensity (lb/MW hr)</b>	0.024	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

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

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

Energy Mitigation -

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

Energy Use -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	6/28/2024	6/2/2024
tblFleetMix	HHD	0.07	0.00
tblFleetMix	HHD	0.07	0.69
tblFleetMix	LDA	0.56	0.58
tblFleetMix	LDA	0.56	0.00
tblFleetMix	LDT1	0.03	0.06
tblFleetMix	LDT1	0.03	0.00
tblFleetMix	LDT2	0.19	0.19
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.01	0.00
tblFleetMix	LHD1	0.01	0.18
tblFleetMix	LHD2	4.3370e-003	0.00
tblFleetMix	LHD2	4.3370e-003	0.05
tblFleetMix	MCY	4.4050e-003	0.02
tblFleetMix	MCY	4.4050e-003	0.00

## Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

tblFleetMix	MDV	0.11	0.14
tblFleetMix	MDV	0.11	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MH	7.0500e-004	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.09
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	OBUS	1.4210e-003	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	SBUS	8.6700e-004	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblFleetMix	UBUS	1.1010e-003	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.024
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.11
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.68	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	1.68	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	1.68	1.38

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
<b>Total</b>	<b>0.6420</b>	<b>4.2792</b>	<b>2.1632</b>	<b>0.0343</b>	<b>1.2337</b>	<b>0.0360</b>	<b>1.2696</b>	<b>0.3413</b>	<b>0.0352</b>	<b>0.3764</b>	<b>19.1347</b>	<b>4,299.1845</b>	<b>4,318.3192</b>	<b>1.2849</b>	<b>0.0125</b>	<b>4,354.1516</b>



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**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Energy	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,155.2796	1,155.2796	0.0488	0.0123	1,160.1683
Mobile	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Waste						0.0000	0.0000		0.0000	0.0000	19.0812	0.0000	19.0812	1.1277	0.0000	47.2727
Water						0.0000	0.0000		0.0000	0.0000	0.0536	1.0477	1.1012	5.5500e-003	1.4000e-004	1.2813
<b>Total</b>	<b>0.6420</b>	<b>4.2792</b>	<b>2.1632</b>	<b>0.0343</b>	<b>1.2337</b>	<b>0.0360</b>	<b>1.2696</b>	<b>0.3413</b>	<b>0.0352</b>	<b>0.3764</b>	<b>19.1347</b>	<b>4,299.1845</b>	<b>4,318.3192</b>	<b>1.2849</b>	<b>0.0125</b>	<b>4,354.1516</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	6/3/2024	6/2/2024	5	0	

Acres of Grading (Site Preparation Phase): 0

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**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	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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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**3.2 Demolition - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

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Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**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	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239
Unmitigated	0.2062	4.0254	1.9475	0.0328	1.2337	0.0167	1.2504	0.3413	0.0159	0.3572	0.0000	3,142.8523	3,142.8523	0.1029	0.0000	3,145.4239

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Refrigerated Warehouse-No Rail	138.00	54.92	136.90	560,073	560,073
User Defined Industrial	178.00	70.84	176.58	2,365,834	2,365,834
<b>Total</b>	<b>316.00</b>	<b>125.76</b>	<b>313.48</b>	<b>2,925,906</b>	<b>2,925,906</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
Refrigerated Warehouse-No	17.40	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**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Refrigerated 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	0.175000	0.049700	0.089900	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures 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	879.0686	879.0686	0.0435	7.2500e-003	882.3159
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	879.0686	879.0686	0.0435	7.2500e-003	882.3159
NaturalGas Mitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
NaturalGas Unmitigated	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**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					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
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>0.0279</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>0.0000</b>	<b>276.2111</b>	<b>276.2111</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.8525</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					
Refrigerated Warehouse-No Rail	5.176e+006	0.0279	0.2537	0.2131	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	276.2111	276.2111	5.2900e-003	5.0600e-003	277.8525
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>0.0279</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>0.0000</b>	<b>276.2111</b>	<b>276.2111</b>	<b>5.2900e-003</b>	<b>5.0600e-003</b>	<b>277.8525</b>

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**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e+006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>879.0686</b>	<b>0.0435</b>	<b>7.2500e-003</b>	<b>882.3159</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.995e+006	879.0686	0.0435	7.2500e-003	882.3159
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>879.0686</b>	<b>0.0435</b>	<b>7.2500e-003</b>	<b>882.3159</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**



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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
Unmitigated	0.4079	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-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	tons/yr										MT/yr					
Architectural Coating	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

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**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	0.0464					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.9600e-003	4.9600e-003	1.0000e-005	0.0000	5.2900e-003
<b>Total</b>	<b>0.4079</b>	<b>2.0000e-005</b>	<b>2.5500e-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>0.0000</b>	<b>4.9600e-003</b>	<b>4.9600e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.2900e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1012	5.5500e-003	1.4000e-004	1.2813
Unmitigated	1.1012	5.5500e-003	1.4000e-004	1.2813

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1012</b>	<b>5.5500e-003</b>	<b>1.4000e-004</b>	<b>1.2813</b>

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**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Refrigerated Warehouse-No Rail	0.1688 / 0.230715	1.1012	5.5500e-003	1.4000e-004	1.2813
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.1012</b>	<b>5.5500e-003</b>	<b>1.4000e-004</b>	<b>1.2813</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	19.0812	1.1277	0.0000	47.2727
Unmitigated	19.0812	1.1277	0.0000	47.2727

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Refrigerated Warehouse-No Rail	94	19.0812	1.1277	0.0000	47.2727
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>19.0812</b>	<b>1.1277</b>	<b>0.0000</b>	<b>47.2727</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 (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

**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 (Phase 3 - High-Cube Fulfillment 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 (Phase 3 - High-Cube Fulfillment Operations)**

**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	4,400.00	1000sqft	101.01	4,400,000.00	0
User Defined Industrial	4,400.00	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	3,888.00	1000sqft	89.26	3,887,997.00	0
Other Non-Asphalt Surfaces	763.37	1000sqft	17.52	763,372.00	0
Parking Lot	1,073.10	1000sqft	24.64	1,073,103.00	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>	477.29	<b>CH4 Intensity (lb/MWhr)</b>	0.023	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

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

Energy Mitigation -

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

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblConstructionPhase	PhaseEndDate	10/24/2025	9/1/2024
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



Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - 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
tblFleetMix	UBUS	2.9300e-004	0.00
tblLandUse	LandUseSquareFeet	3,888,000.00	3,887,997.00
tblLandUse	LandUseSquareFeet	1,073,100.00	1,073,103.00
tblLandUse	LotAcreage	24.63	24.64
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	16.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
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	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	1,017,500,000.00	17,090,105.21
tblWater	OutdoorWaterUseRate	0.00	23,358,693.91

**2.0 Emissions Summary**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment 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					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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Beaumont Pointe (Phase 3 - High-Cube Fulfillment 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	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
<b>Total</b>	<b>23.1322</b>	<b>51.7757</b>	<b>53.2228</b>	<b>0.3593</b>	<b>21.6665</b>	<b>0.7491</b>	<b>22.4156</b>	<b>5.8784</b>	<b>0.7132</b>	<b>6.5917</b>	<b>844.9925</b>	<b>37,243.9224</b>	<b>38,088.9149</b>	<b>51.3855</b>	<b>4.0849</b>	<b>40,590.8615</b>

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Energy	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	2,763.2441	2,763.2441	0.1195	0.0279	2,774.5313
Mobile	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.4645	33,562.4645	0.8229	4.0431	34,787.8659
Offroad	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
Waste						0.0000	0.0000		0.0000	0.0000	839.5706	0.0000	839.5706	49.6172	0.0000	2,080.0007
Water						0.0000	0.0000		0.0000	0.0000	5.4219	104.3605	109.7824	0.5619	0.0140	128.0092
<b>Total</b>	<b>23.1322</b>	<b>51.7757</b>	<b>53.2228</b>	<b>0.3593</b>	<b>21.6665</b>	<b>0.7491</b>	<b>22.4156</b>	<b>5.8784</b>	<b>0.7132</b>	<b>6.5917</b>	<b>844.9925</b>	<b>37,243.9224</b>	<b>38,088.9149</b>	<b>51.3855</b>	<b>4.0849</b>	<b>40,590.8615</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>

**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	9/2/2024	9/1/2024	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: 131.42**

**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 - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

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**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	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.46 45	33,562.46 45	0.8229	4.0431	34,787.86 59
Unmitigated	4.3854	48.9880	50.4909	0.3475	21.6665	0.6254	22.2919	5.8784	0.5967	6.4751	0.0000	33,562.46 45	33,562.46 45	0.8229	4.0431	34,787.86 59

**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		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	7,680.20	2,954.16	7303.56	31,099,628	31,099,628
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
<b>Total</b>	<b>9,347.80</b>	<b>3,758.48</b>	<b>9,291.92</b>	<b>54,251,443</b>	<b>54,251,443</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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3



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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
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
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
Other Non-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
Parking Lot	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
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	0.083200	0.023600	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291,294.5	2,291,294.5	0.1104	0.0192	2,299.7773
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291,294.5	2,291,294.5	0.1104	0.0192	2,299.7773
Natural Gas Mitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
Natural Gas Unmitigated	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541

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**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					
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
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>0.0477</b>	<b>0.4335</b>	<b>0.3642</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>	<b>0.0000</b>	<b>471.9495</b>	<b>471.9495</b>	<b>9.0500e-003</b>	<b>8.6500e-003</b>	<b>474.7541</b>

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

**5.2 Energy by Land Use - NaturalGas**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	8.844e+006	0.0477	0.4335	0.3642	2.6000e-003		0.0330	0.0330		0.0330	0.0330	0.0000	471.9495	471.9495	9.0500e-003	8.6500e-003	474.7541
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>0.0477</b>	<b>0.4335</b>	<b>0.3642</b>	<b>2.6000e-003</b>		<b>0.0330</b>	<b>0.0330</b>		<b>0.0330</b>	<b>0.0330</b>	<b>0.0000</b>	<b>471.9495</b>	<b>471.9495</b>	<b>9.0500e-003</b>	<b>8.6500e-003</b>	<b>474.7541</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			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>2,291.2945</b>	<b>0.1104</b>	<b>0.0192</b>	<b>2,299.7773</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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	375586	81.3125	3.9200e-003	6.8000e-004	81.6136
Unrefrigerated Warehouse-No Rail	1.0208e+007	2,209.9820	0.1065	0.0185	2,218.1637
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>2,291.2945</b>	<b>0.1104</b>	<b>0.0192</b>	<b>2,299.7773</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
Unmitigated	18.4055	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839

**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	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
<b>Total</b>	<b>18.4055</b>	<b>1.6800e-003</b>	<b>0.1849</b>	<b>1.0000e-005</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>0.3605</b>	<b>0.3605</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>0.3839</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	2.1190					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	16.2694					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0170	1.6800e-003	0.1849	1.0000e-005		6.6000e-004	6.6000e-004		6.6000e-004	6.6000e-004	0.0000	0.3605	0.3605	9.4000e-004	0.0000	0.3839
<b>Total</b>	<b>18.4055</b>	<b>1.6800e-003</b>	<b>0.1849</b>	<b>1.0000e-005</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>		<b>6.6000e-004</b>	<b>6.6000e-004</b>	<b>0.0000</b>	<b>0.3605</b>	<b>0.3605</b>	<b>9.4000e-004</b>	<b>0.0000</b>	<b>0.3839</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



Beaumont Pointe (Phase 3 - High-Cube Fulfillment 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	109.7824	0.5619	0.0140	128.0092
Unmitigated	109.7824	0.5619	0.0140	128.0092

**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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>109.7824</b>	<b>0.5619</b>	<b>0.0140</b>	<b>128.0092</b>

Beaumont Pointe (Phase 3 - High-Cube Fulfillment 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
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	17.0901 / 23.3587	109.7824	0.5619	0.0140	128.0092
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>109.7824</b>	<b>0.5619</b>	<b>0.0140</b>	<b>128.0092</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	839.5706	49.6172	0.0000	2,080.0007
Unmitigated	839.5706	49.6172	0.0000	2,080.0007

**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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>839.5706</b>	<b>49.6172</b>	<b>0.0000</b>	<b>2,080.0007</b>

Beaumont Pointe (Phase 3 - High-Cube Fulfillment 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**

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
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>839.5706</b>	<b>49.6172</b>	<b>0.0000</b>	<b>2,080.0007</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Annual

**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	tons/yr										MT/yr					
Tractors/Loaders/Backhoes	0.2936	2.3525	2.1828	9.2700e-003		0.0901	0.0901		0.0829	0.0829	0.0000	813.4929	813.4929	0.2631	0.0000	820.0704
<b>Total</b>	<b>0.2936</b>	<b>2.3525</b>	<b>2.1828</b>	<b>9.2700e-003</b>		<b>0.0901</b>	<b>0.0901</b>		<b>0.0829</b>	<b>0.0829</b>	<b>0.0000</b>	<b>813.4929</b>	<b>813.4929</b>	<b>0.2631</b>	<b>0.0000</b>	<b>820.0704</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 (Phase 3 - General Light Industrial 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 (Phase 3 - General Light Industrial Operations)**

**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>	477.29	<b>CH4 Intensity (lb/MWhr)</b>	0.023	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for the 2027

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

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

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 default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

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

## Beaumont Pointe (Phase 3 - General Light Industrial Operations) - 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 (Phase 3 - General Light Industrial 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	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	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
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	1.53
tblVehicleTrips	ST_TR	0.00	0.43
tblVehicleTrips	SU_TR	5.09	3.86
tblVehicleTrips	SU_TR	0.00	1.07
tblVehicleTrips	WD_TR	3.93	3.83
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - General Light Industrial 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					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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					
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

Beaumont Pointe (Phase 3 - General Light Industrial 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	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	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
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	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
<b>Total</b>	<b>3.3414</b>	<b>12.7431</b>	<b>14.2611</b>	<b>0.0955</b>	<b>6.1138</b>	<b>0.2133</b>	<b>6.3270</b>	<b>1.6760</b>	<b>0.2058</b>	<b>1.8818</b>	<b>126.1222</b>	<b>10,634.4290</b>	<b>10,760.5512</b>	<b>7.7519</b>	<b>0.9420</b>	<b>11,235.0698</b>

Beaumont Pointe (Phase 3 - General Light Industrial 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	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	1,936.4417	1,936.4417	0.0683	0.0248	1,945.5433
Mobile	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.1221	8,591.1221	0.1851	0.9165	8,868.8706
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	0.2678	5.1539	5.4216	0.0278	6.9000e-004	6.3218
<b>Total</b>	<b>3.3414</b>	<b>12.7431</b>	<b>14.2611</b>	<b>0.0955</b>	<b>6.1138</b>	<b>0.2133</b>	<b>6.3270</b>	<b>1.6760</b>	<b>0.2058</b>	<b>1.8818</b>	<b>126.1222</b>	<b>10,634.4290</b>	<b>10,760.5512</b>	<b>7.7519</b>	<b>0.9420</b>	<b>11,235.0698</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>

**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	9/2/2024	9/1/2024	5	0	

Beaumont Pointe (Phase 3 - General Light Industrial 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 (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 (Phase 3 - General Light Industrial 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 - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000	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 (Phase 3 - General Light Industrial 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	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.122 1	8,591.122 1	0.1851	0.9165	8,868.870 6
Unmitigated	1.1779	11.6565	13.3099	0.0896	6.1138	0.1417	6.2555	1.6760	0.1351	1.8112	0.0000	8,591.122 1	8,591.122 1	0.1851	0.9165	8,868.870 6

**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	767.30	1927.90	8,088,944	8,088,944
User Defined Industrial	532.00	213.25	535.85	7,090,928	7,090,928
<b>Total</b>	<b>2,446.00</b>	<b>980.55</b>	<b>2,463.75</b>	<b>15,179,872</b>	<b>15,179,872</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 (Phase 3 - General Light Industrial Operations) - 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**

	ROG	NOx	CO	SO2	Fugitive 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	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,073.8157	1,073.8157	0.0518	9.0000e-003	1,077.7911
Natural Gas 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
Natural Gas 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 (Phase 3 - General Light Industrial 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					
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 (Phase 3 - General Light Industrial 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			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,073.8157</b>	<b>0.0518</b>	<b>9.0000e-003</b>	<b>1,077.7911</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	4.96e+006	1,073.8157	0.0518	9.0000e-003	1,077.7911
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1,073.8157</b>	<b>0.0518</b>	<b>9.0000e-003</b>	<b>1,077.7911</b>

**6.0 Area Detail**

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Beaumont Pointe (Phase 3 - General Light Industrial 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	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 (Phase 3 - General Light Industrial 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	0.2318					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**

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**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - General Light Industrial 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	5.4216	0.0278	6.9000e-004	6.3218
Unmitigated	5.4216	0.0278	6.9000e-004	6.3218

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.4216</b>	<b>0.0278</b>	<b>6.9000e-004</b>	<b>6.3218</b>

Beaumont Pointe (Phase 3 - General Light Industrial 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			
General Heavy Industry	0.844 / 1.15358	5.4216	0.0278	6.9000e-004	6.3218
User Defined Industrial	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.4216</b>	<b>0.0278</b>	<b>6.9000e-004</b>	<b>6.3218</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 (Phase 3 - General Light Industrial 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			
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 (Phase 3 - General Light Industrial 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
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**



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## **APPENDIX 4.5:**

### **CALEEMOD PHASE 3 (COMMERCIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS**

Beaumont Pointe (Phase 3 - Go Kart 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 (Phase 3 - Go Kart 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	77.00	1000sqft	1.77	77,000.00	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>	477.29	<b>CH4 Intensity (lb/MW hr)</b>	0.023	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

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

Energy Mitigation -

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Go Kart 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	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	6.78
tblWater	IndoorWaterUseRate	4,554,022.09	1,066,533.95
tblWater	OutdoorWaterUseRate	2,791,174.83	176,410.16

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - Go Kart 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					
2026	0.0000	0.0000	0.0000	0.0000	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					
2026	0.0000	0.0000	0.0000	0.0000	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 (Phase 3 - Go Kart 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	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	298.2120	298.2120	0.0105	3.8200e-003	299.6137
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
<b>Total</b>	<b>0.6453</b>	<b>0.5459</b>	<b>2.9530</b>	<b>7.1300e-003</b>	<b>0.7369</b>	<b>0.0144</b>	<b>0.7513</b>	<b>0.1968</b>	<b>0.0141</b>	<b>0.2109</b>	<b>89.4311</b>	<b>914.9696</b>	<b>1,004.4007</b>	<b>5.3449</b>	<b>0.0361</b>	<b>1,148.7914</b>

Beaumont Pointe (Phase 3 - Go Kart 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	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Energy	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	298.2120	298.2120	0.0105	3.8200e-003	299.6137
Mobile	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Waste						0.0000	0.0000		0.0000	0.0000	89.0927	0.0000	89.0927	5.2652	0.0000	220.7235
Water						0.0000	0.0000		0.0000	0.0000	0.3384	3.4309	3.7692	0.0349	8.5000e-004	4.8953
<b>Total</b>	<b>0.6453</b>	<b>0.5459</b>	<b>2.9530</b>	<b>7.1300e-003</b>	<b>0.7369</b>	<b>0.0144</b>	<b>0.7513</b>	<b>0.1968</b>	<b>0.0141</b>	<b>0.2109</b>	<b>89.4311</b>	<b>914.9696</b>	<b>1,004.4007</b>	<b>5.3449</b>	<b>0.0361</b>	<b>1,148.7914</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>

**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	8/1/2026	7/31/2026	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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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**

**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	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570
Unmitigated	0.3178	0.4238	2.8495	6.4000e-003	0.7369	5.1500e-003	0.7421	0.1968	4.8300e-003	0.2016	0.0000	613.3248	613.3248	0.0342	0.0315	623.5570

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Health Club	522.00	1,606.99	2058.21	1,949,324	1,949,324
Total	522.00	1,606.99	2,058.21	1,949,324	1,949,324

**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

	ROG	NOx	CO	SO2	Fugitive 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	165.3676	165.3676	7.9700e-003	1.3900e-003	165.9798
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	165.3676	165.3676	7.9700e-003	1.3900e-003	165.9798
NaturalGas Mitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
NaturalGas Unmitigated	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338

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**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	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
<b>Total</b>		<b>0.0134</b>	<b>0.1220</b>	<b>0.1025</b>	<b>7.3000e-004</b>		<b>9.2700e-003</b>	<b>9.2700e-003</b>		<b>9.2700e-003</b>	<b>9.2700e-003</b>	<b>0.0000</b>	<b>132.8444</b>	<b>132.8444</b>	<b>2.5500e-003</b>	<b>2.4400e-003</b>	<b>133.6338</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	2.48941e+006	0.0134	0.1220	0.1025	7.3000e-004		9.2700e-003	9.2700e-003		9.2700e-003	9.2700e-003	0.0000	132.8444	132.8444	2.5500e-003	2.4400e-003	133.6338
<b>Total</b>		<b>0.0134</b>	<b>0.1220</b>	<b>0.1025</b>	<b>7.3000e-004</b>		<b>9.2700e-003</b>	<b>9.2700e-003</b>		<b>9.2700e-003</b>	<b>9.2700e-003</b>	<b>0.0000</b>	<b>132.8444</b>	<b>132.8444</b>	<b>2.5500e-003</b>	<b>2.4400e-003</b>	<b>133.6338</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			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
<b>Total</b>		<b>165.3676</b>	<b>7.9700e-003</b>	<b>1.3900e-003</b>	<b>165.9798</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
<b>Total</b>		<b>165.3676</b>	<b>7.9700e-003</b>	<b>1.3900e-003</b>	<b>165.9798</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
Unmitigated	0.3140	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-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	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
<b>Total</b>	<b>0.3140</b>	<b>1.0000e-005</b>	<b>9.8000e-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>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0400e-003</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	0.0357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2782					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9100e-003	1.9100e-003	0.0000	0.0000	2.0400e-003
<b>Total</b>	<b>0.3140</b>	<b>1.0000e-005</b>	<b>9.8000e-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>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>2.0400e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**



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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.7692	0.0349	8.5000e-004	4.8953
Unmitigated	3.7692	0.0349	8.5000e-004	4.8953

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
<b>Total</b>		<b>3.7692</b>	<b>0.0349</b>	<b>8.5000e-004</b>	<b>4.8953</b>

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**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	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
<b>Total</b>		<b>3.7692</b>	<b>0.0349</b>	<b>8.5000e-004</b>	<b>4.8953</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	89.0927	5.2652	0.0000	220.7235
Unmitigated	89.0927	5.2652	0.0000	220.7235

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**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	438.9	89.0927	5.2652	0.0000	220.7235
<b>Total</b>		<b>89.0927</b>	<b>5.2652</b>	<b>0.0000</b>	<b>220.7235</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
<b>Total</b>		<b>89.0927</b>	<b>5.2652</b>	<b>0.0000</b>	<b>220.7235</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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**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 (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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 (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	893.45	1000sqft	20.51	893,452.00	0
Golf Course	36.00	Hole	1.01	44,000.00	0
Health Club	40.00	1000sqft	0.92	40,000.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Hotel	125.00	Room	4.17	181,500.00	0
Quality Restaurant	15.00	1000sqft	0.34	15,000.00	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>	477.29	<b>CH4 Intensity (lb/MWhr)</b>	0.023	<b>N2O Intensity (lb/MWhr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

Land Use - Total Project Area (Hotel, Bowling Alley, Miniature Golf Course, Quality Restaurant, High-Turnover Sit Down Restaurant, and Paved Areas) is 27.29 acres

Construction Phase - Operations Run Only

Off-road Equipment - Operations Run Only

Vehicle Trips - Trip Characteristics based on information provided in the Traffic Analysis

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

## Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, &amp; Restuarant Operations) - 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	30.00	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	43.00	39.00
tblVehicleTrips	PB_TP	44.00	41.00
tblVehicleTrips	PR_TP	37.00	61.00
tblVehicleTrips	PR_TP	38.00	59.00
tblVehicleTrips	ST_TR	122.40	111.79
tblVehicleTrips	ST_TR	8.19	6.55
tblVehicleTrips	ST_TR	90.04	83.46
tblVehicleTrips	SU_TR	142.64	130.27
tblVehicleTrips	SU_TR	5.95	4.76
tblVehicleTrips	SU_TR	71.97	66.71
tblVehicleTrips	WD_TR	30.38	3.33
tblVehicleTrips	WD_TR	32.93	11.60

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

tblVehicleTrips	WD_TR	112.18	102.53
tblVehicleTrips	WD_TR	8.36	6.69
tblVehicleTrips	WD_TR	83.84	77.73
tblWater	IndoorWaterUseRate	0.00	12,984,732.32
tblWater	IndoorWaterUseRate	2,365,725.76	554,043.61
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	IndoorWaterUseRate	3,170,846.25	2,513,972.89
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	OutdoorWaterUseRate	299,442,616.20	2,147,740.98
tblWater	OutdoorWaterUseRate	1,449,960.95	91,642.64
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62
tblWater	OutdoorWaterUseRate	352,316.25	415,823.94
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62

**2.0 Emissions Summary**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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					
2026	0.0000	0.0000	0.0000	0.0000	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					
2026	0.0000	0.0000	0.0000	0.0000	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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**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	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	2,152.8026	2,152.8026	0.0724	0.0288	2,163.1953
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
<b>Total</b>	<b>2.7743</b>	<b>3.0700</b>	<b>14.8003</b>	<b>0.0371</b>	<b>3.5862</b>	<b>0.1007</b>	<b>3.6869</b>	<b>0.9578</b>	<b>0.0991</b>	<b>1.0569</b>	<b>105.3865</b>	<b>5,193.2053</b>	<b>5,298.5917</b>	<b>6.6991</b>	<b>0.1959</b>	<b>5,524.4557</b>

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Energy	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	2,152.8026	2,152.8026	0.0724	0.0288	2,163.1953
Mobile	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.3992	2,987.3992	0.1681	0.1540	3,037.4963
Waste						0.0000	0.0000		0.0000	0.0000	100.1618	0.0000	100.1618	5.9194	0.0000	248.1467
Water						0.0000	0.0000		0.0000	0.0000	5.2246	52.9756	58.2002	0.5392	0.0131	75.5877
<b>Total</b>	<b>2.7743</b>	<b>3.0700</b>	<b>14.8003</b>	<b>0.0371</b>	<b>3.5862</b>	<b>0.1007</b>	<b>3.6869</b>	<b>0.9578</b>	<b>0.0991</b>	<b>1.0569</b>	<b>105.3865</b>	<b>5,193.2053</b>	<b>5,298.5917</b>	<b>6.6991</b>	<b>0.1959</b>	<b>5,524.4557</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>

**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	8/1/2026	7/31/2026	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: 20.51**

**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 - 2026**

**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 (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.399 2	2,987.399 2	0.1681	0.1540	3,037.496 3
Unmitigated	1.5678	2.0765	13.9515	0.0312	3.5862	0.0251	3.6113	0.9578	0.0235	0.9813	0.0000	2,987.399 2	2,987.399 2	0.1681	0.1540	3,037.496 3

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	120.00	716.04	680.04	714,377	714,377
Health Club	464.00	834.80	1069.20	1,312,142	1,312,142
High Turnover (Sit Down Restaurant)	1,538.00	1,676.82	1954.10	3,216,036	3,216,036
Hotel	836.00	818.21	594.43	1,942,225	1,942,225
Other Asphalt Surfaces	0.00	0.00	0.00		
Quality Restaurant	1,166.00	1,251.83	1000.60	2,301,471	2,301,471
<b>Total</b>	<b>4,124.00</b>	<b>5,297.70</b>	<b>5,298.37</b>	<b>9,486,250</b>	<b>9,486,250</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
Golf Course	17.54	8.40	6.90	33.00	48.00	19.00	52	39	9
Health Club	17.54	8.40	6.90	16.90	64.10	19.00	52	39	9
High Turnover (Sit Down	17.54	8.40	6.90	8.50	72.50	19.00	61	0	39

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	17.54	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Asphalt Surfaces	17.54	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	17.54	8.40	6.90	12.00	69.00	19.00	59	0	41

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	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
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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,071.3856	1,071.3856	0.0516	8.9800e-003	1,075.3520
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,071.3856	1,071.3856	0.0516	8.9800e-003	1,075.3520
Natural Gas Mitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434
Natural Gas Unmitigated	0.1093	0.9934	0.8344	5.9600e-003		0.0755	0.0755		0.0755	0.0755	0.0000	1,081.4170	1,081.4170	0.0207	0.0198	1,087.8434



Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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					
Golf Course	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
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
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
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
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
<b>Total</b>		<b>0.1093</b>	<b>0.9934</b>	<b>0.8345</b>	<b>5.9500e-003</b>		<b>0.0755</b>	<b>0.0755</b>		<b>0.0755</b>	<b>0.0755</b>	<b>0.0000</b>	<b>1,081.4170</b>	<b>1,081.4170</b>	<b>0.0207</b>	<b>0.0198</b>	<b>1,087.8434</b>

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

**5.2 Energy by Land Use - NaturalGas**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	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
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
High Turnover (Sit Down Restaurant)	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
Hotel	1.0792e+007	0.0582	0.5290	0.4444	3.1700e-003		0.0402	0.0402		0.0402	0.0402	0.0000	575.9017	575.9017	0.0110	0.0106	579.3240
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
Quality Restaurant	4.0899e+006	0.0221	0.2005	0.1684	1.2000e-003		0.0152	0.0152		0.0152	0.0152	0.0000	218.2526	218.2526	4.1800e-003	4.0000e-003	219.5496
<b>Total</b>		<b>0.1093</b>	<b>0.9934</b>	<b>0.8345</b>	<b>5.9500e-003</b>		<b>0.0755</b>	<b>0.0755</b>		<b>0.0755</b>	<b>0.0755</b>	<b>0.0000</b>	<b>1,081.4170</b>	<b>1,081.4170</b>	<b>0.0207</b>	<b>0.0198</b>	<b>1,087.8434</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			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	396800	85.9053	4.1400e-003	7.2000e-004	86.2233
High Turnover (Sit Down Restaurant)	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Hotel	3.16718e+006	685.6779	0.0330	5.7500e-003	688.2164
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
<b>Total</b>		<b>1,071.3856</b>	<b>0.0516</b>	<b>8.9900e-003</b>	<b>1,075.3520</b>

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	396800	85.9053	4.1400e-003	7.2000e-004	86.2233
High Turnover (Sit Down Restaurant)	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
Hotel	3.16718e+006	685.6779	0.0330	5.7500e-003	688.2164
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	692400	149.9012	7.2200e-003	1.2600e-003	150.4562
<b>Total</b>		<b>1,071.3856</b>	<b>0.0516</b>	<b>8.9900e-003</b>	<b>1,075.3520</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
Unmitigated	1.0973	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297

**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	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
<b>Total</b>	<b>1.0973</b>	<b>1.3000e-004</b>	<b>0.0143</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>0.0279</b>	<b>0.0279</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.0297</b>

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	0.1290					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3200e-003	1.3000e-004	0.0143	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.0279	0.0279	7.0000e-005	0.0000	0.0297
<b>Total</b>	<b>1.0973</b>	<b>1.3000e-004</b>	<b>0.0143</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>0.0279</b>	<b>0.0279</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.0297</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	58.2002	0.5392	0.0131	75.5877
Unmitigated	58.2002	0.5392	0.0131	75.5877

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
<b>Total</b>		<b>58.2002</b>	<b>0.5392</b>	<b>0.0131</b>	<b>75.5877</b>



Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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			
Golf Course	12.9847 / 2.14774	45.8891	0.4251	0.0103	59.5986
Health Club	0.554044 / 0.0916426	1.9580	0.0181	4.4000e-004	2.5430
High Turnover (Sit Down Restaurant)	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
Hotel	2.51397 / 0.415824	8.8846	0.0823	2.0000e-003	11.5389
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.207766 / 0.0343656	0.7343	6.8000e-003	1.7000e-004	0.9536
<b>Total</b>		<b>58.2002</b>	<b>0.5392</b>	<b>0.0131</b>	<b>75.5877</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Annual

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

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	100.1618	5.9194	0.0000	248.1467
Unmitigated	100.1618	5.9194	0.0000	248.1467

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
<b>Total</b>		<b>100.1618</b>	<b>5.9194</b>	<b>0.0000</b>	<b>248.1467</b>

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	4.8	0.9744	0.0576	0.0000	2.4139
Health Club	228	46.2819	2.7352	0.0000	114.6616
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Hotel	68.44	13.8927	0.8210	0.0000	34.4186
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	13.69	2.7790	0.1642	0.0000	6.8847
<b>Total</b>		<b>100.1618</b>	<b>5.9194</b>	<b>0.0000</b>	<b>248.1467</b>

**9.0 Operational Offroad**

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

Fire Pumps and Emergency Generators

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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant 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	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 (Phase 3 - 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 (Phase 3 - 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/MW hr)</b>	477.29	<b>CH4 Intensity (lb/MW hr)</b>	0.023	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

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

Energy Mitigation -

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

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

Beaumont Pointe (Phase 3 - 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	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	360,128.35
tblWater	OutdoorWaterUseRate	942,474.62	59,567.07

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - 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					
2026	0.0000	0.0000	0.0000	0.0000	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					
2026	0.0000	0.0000	0.0000	0.0000	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 (Phase 3 - 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	100.6950	100.6950	3.5500e-003	1.2900e-003	101.1683
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	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
<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>30.1975</b>	<b>430.9964</b>	<b>461.1939</b>	<b>1.8116</b>	<b>0.0185</b>	<b>511.9854</b>

Beaumont Pointe (Phase 3 - 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	100.6950	100.6950	3.5500e-003	1.2900e-003	101.1683
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	0.1143	1.1585	1.2727	0.0118	2.9000e-004	1.6530
<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>30.1975</b>	<b>430.9964</b>	<b>461.1939</b>	<b>1.8116</b>	<b>0.0185</b>	<b>511.9854</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>

**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	8/1/2026	7/31/2026	5	0	

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

Beaumont Pointe (Phase 3 - 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 (Phase 3 - 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 (Phase 3 - 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**

	ROG	NOx	CO	SO2	Fugitive 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	55.8384	55.8384	2.6900e-003	4.7000e-004	56.0451
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.8384	55.8384	2.6900e-003	4.7000e-004	56.0451
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 (Phase 3 - 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 (Phase 3 - 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	55.8384	2.6900e-003	4.7000e-004	56.0451
<b>Total</b>		<b>55.8384</b>	<b>2.6900e-003</b>	<b>4.7000e-004</b>	<b>56.0451</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	257920	55.8384	2.6900e-003	4.7000e-004	56.0451
<b>Total</b>		<b>55.8384</b>	<b>2.6900e-003</b>	<b>4.7000e-004</b>	<b>56.0451</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - 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>

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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	0.0121					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 (Phase 3 - 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	1.2727	0.0118	2.9000e-004	1.6530
Unmitigated	1.2727	0.0118	2.9000e-004	1.6530

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
<b>Total</b>		<b>1.2727</b>	<b>0.0118</b>	<b>2.9000e-004</b>	<b>1.6530</b>

Beaumont Pointe (Phase 3 - 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	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
<b>Total</b>		<b>1.2727</b>	<b>0.0118</b>	<b>2.9000e-004</b>	<b>1.6530</b>

**8.0 Waste Detail**

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**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 (Phase 3 - 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 (Phase 3 - 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 (Phase 3 - 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 (Phase 3 - 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/MW hr)</b>	477.29	<b>CH4 Intensity (lb/MW hr)</b>	0.023	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Intensity factors adjusted to reflect the RPS for 2027

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

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00



## Beaumont Pointe (Phase 3 - 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**

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	332,426.17
tblWater	OutdoorWaterUseRate	869,976.57	54,984.98

**2.0 Emissions Summary**

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Beaumont Pointe (Phase 3 - 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					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**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					
2026	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

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

Beaumont Pointe (Phase 3 - 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	92.9492	92.9492	3.2800e-003	1.1900e-003	93.3861
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	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
<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>27.8746</b>	<b>381.6035</b>	<b>409.4781</b>	<b>1.6713</b>	<b>0.0162</b>	<b>456.0916</b>

Beaumont Pointe (Phase 3 - 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	92.9492	92.9492	3.2800e-003	1.1900e-003	93.3861
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	0.1055	1.0694	1.1748	0.0109	2.6000e-004	1.5258
<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>27.8746</b>	<b>381.6035</b>	<b>409.4781</b>	<b>1.6713</b>	<b>0.0162</b>	<b>456.0916</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>

**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	8/1/2026	7/31/2026	5	0	

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

Beaumont Pointe (Phase 3 - 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 (Phase 3 - 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 (Phase 3 - 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**

	ROG	NOx	CO	SO2	Fugitive 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	51.5432	51.5432	2.4800e-003	4.3000e-004	51.7340
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.5432	51.5432	2.4800e-003	4.3000e-004	51.7340
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

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**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	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**

	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	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 (Phase 3 - 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	51.5432	2.4800e-003	4.3000e-004	51.7340
<b>Total</b>		<b>51.5432</b>	<b>2.4800e-003</b>	<b>4.3000e-004</b>	<b>51.7340</b>

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	238080	51.5432	2.4800e-003	4.3000e-004	51.7340
<b>Total</b>		<b>51.5432</b>	<b>2.4800e-003</b>	<b>4.3000e-004</b>	<b>51.7340</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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

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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	0.0111					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 (Phase 3 - 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	1.1748	0.0109	2.6000e-004	1.5258
Unmitigated	1.1748	0.0109	2.6000e-004	1.5258

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
<b>Total</b>		<b>1.1748</b>	<b>0.0109</b>	<b>2.6000e-004</b>	<b>1.5258</b>

Beaumont Pointe (Phase 3 - 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	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
<b>Total</b>		<b>1.1748</b>	<b>0.0109</b>	<b>2.6000e-004</b>	<b>1.5258</b>

**8.0 Waste Detail**

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**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 (Phase 3 - 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 (Phase 3 - 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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**APPENDIX 4.6:**

**EMFAC2017 EMISSIONS INVENTORY**

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2022

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Gasoline	6.576938112	153457.8614	36.38308143	36383.08143	86338603.49	153457.8614	609730316.4	7.06	HHDT
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Diesel	15714.36952	606232799.9	84894.0389	84894038.9		606232799.9			
Riverside (SC)	2022	HHDT	Aggregate	Aggregate	Natural Gas	263.7933161	3344058.656	1408.18151	1408181.51		3344058.656			
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Gasoline	581991.6725	8224182944	255876.5259	255876525.9	257472567.5	8224182944	8437175826	32.77	LDA
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Diesel	5627.648407	83145410.99	1596.041638	1596041.638		83145410.99			
Riverside (SC)	2022	LDA	Aggregate	Aggregate	Electricity	9519.079074	129847470.9	0	0		129847470.9			
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Gasoline	60037.51621	784889608.4	28670.08786	28670087.86	28678196.65	784889608.4	790148273.6	27.55	LDT1
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Diesel	27.76404389	208778.8044	8.108788608	8108.788608		208778.8044			
Riverside (SC)	2022	LDT1	Aggregate	Aggregate	Electricity	356.2042589	5049886.408	0	0		5049886.408			
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Gasoline	182118.8677	2486397650	96428.35184	96428351.84	96853535.07	2486397650	2521171664	26.03	LDT2
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Diesel	1054.483634	16665909.69	425.1832295	425183.2295		16665909.69			
Riverside (SC)	2022	LDT2	Aggregate	Aggregate	Electricity	1677.633962	18108104.13	0	0		18108104.13			
Riverside (SC)	2022	LHDT1	Aggregate	Aggregate	Gasoline	15417.55767	163201148.4	15108.11893	15108118.93	23387437.93	163201148.4	336574881.3	14.39	LHDT1
Riverside (SC)	2022	LHDT1	Aggregate	Aggregate	Diesel	15837.49513	173373732.9	8279.318992	8279318.992		173373732.9			
Riverside (SC)	2022	LHDT2	Aggregate	Aggregate	Gasoline	2252.42518	24026208.75	2542.009363	2542009.363	6051733.364	24026208.75	91253583.76	15.08	LHDT2
Riverside (SC)	2022	LHDT2	Aggregate	Aggregate	Diesel	6123.275766	67227375.01	3509.724001	3509724.001		67227375.01			
Riverside (SC)	2022	MCY	Aggregate	Aggregate	Gasoline	28171.90267	62796448.34	1655.586212	1655586.212	1655586.212	62796448.34	62796448.34	37.93	MCY
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Gasoline	154199.5457	1942294285	94789.21819	94789218.19	96446076.25	1942294285	2000039012	20.74	MDV
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Diesel	3261.4865	47596581.84	1656.858052	1656858.052		47596581.84			
Riverside (SC)	2022	MDV	Aggregate	Aggregate	Electricity	916.717804	10148145.12	0	0		10148145.12			
Riverside (SC)	2022	MH	Aggregate	Aggregate	Gasoline	4849.122996	12414677.16	2406.257705	2406257.705	2875800.063	12414677.16	17521753.84	6.09	MH
Riverside (SC)	2022	MH	Aggregate	Aggregate	Diesel	1986.085476	5107076.677	469.5423575	469542.3575		5107076.677			
Riverside (SC)	2022	MHDT	Aggregate	Aggregate	Gasoline	1326.926938	17674320.91	3359.446933	3359446.933	24049505.3	17674320.91	248635402	10.34	MHDT
Riverside (SC)	2022	MHDT	Aggregate	Aggregate	Diesel	11907.6705	230961081.1	20690.05836	20690058.36		230961081.1			
Riverside (SC)	2022	OBUS	Aggregate	Aggregate	Gasoline	438.8357563	4993518.807	967.2190429	967219.0429	1483181.022	4993518.807	9603790.146	6.48	OBUS
Riverside (SC)	2022	OBUS	Aggregate	Aggregate	Diesel	222.2197269	4610271.339	515.9619792	515961.9792		4610271.339			
Riverside (SC)	2022	SBUS	Aggregate	Aggregate	Gasoline	417.9532809	4815312.165	544.2910283	544291.0283	1708055.084	4815312.165	13640990.38	7.99	SBUS
Riverside (SC)	2022	SBUS	Aggregate	Aggregate	Diesel	852.548169	8825678.217	1163.764056	1163764.056		8825678.217			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Gasoline	164.4551683	7571499.764	1228.231474	1228231.474	3307606.769	7571499.764	16372886.42	4.95	UBUS
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Diesel	1.105797941	19153.01246	2.147195041	2147.195041		19153.01246			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2022	UBUS	Aggregate	Aggregate	Natural Gas	204.1188773	8781824.334	2077.2281	2077228.1		8781824.334			

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2023

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Gasoline	6.287048944	153937.6255	35.55040317	35550.40317	83956073.71	153937.6255	624266409.2	7.44	HHDT
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Diesel	15994.29576	620335254.9	82353.42203	82353422.03		620335254.9			
Riverside (SC)	2023	HHDT	Aggregate	Aggregate	Natural Gas	297.8339277	3777216.619	1567.101271	1567101.271		3777216.619			
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Gasoline	600073.2625	8365084572	253390.156	253390156	255027967.5	8365084572	8616394452	33.79	LDA
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Diesel	6022.455725	87471276.92	1637.811474	1637811.474		87471276.92			
Riverside (SC)	2023	LDA	Aggregate	Aggregate	Electricity	11812.58063	163838603.3	0	0		163838603.3			
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Gasoline	61620.9911	799977533.2	28439.50607	28439506.07	28446990.16	799977533.2	807387761	28.38	LDT1
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Diesel	25.82294405	195899.1133	7.484089094	7484.089094		195899.1133			
Riverside (SC)	2023	LDT1	Aggregate	Aggregate	Electricity	500.2265064	7214328.719	0	0		7214328.719			
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Gasoline	186844.1926	2523160631	94460.38646	94460386.46	94911274.58	2523160631	2564584260	27.02	LDT2
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Diesel	1179.189513	18179036.69	450.888116	450888.116		18179036.69			
Riverside (SC)	2023	LDT2	Aggregate	Aggregate	Electricity	2202.047417	23244591.93	0	0		23244591.93			
Riverside (SC)	2023	LHDT1	Aggregate	Aggregate	Gasoline	15202.19219	160036544.4	14645.65687	14645656.87	22712976.52	160036544.4	331139011.1	14.58	LHDT1
Riverside (SC)	2023	LHDT1	Aggregate	Aggregate	Diesel	15878.17916	171102466.7	8067.31965	8067319.65		171102466.7			
Riverside (SC)	2023	LHDT2	Aggregate	Aggregate	Gasoline	2254.447347	23819917.55	2491.847218	2491847.218	5925383.012	23819917.55	90400247.11	15.26	LHDT2
Riverside (SC)	2023	LHDT2	Aggregate	Aggregate	Diesel	6182.746468	66580329.56	3433.535795	3433535.795		66580329.56			
Riverside (SC)	2023	MCY	Aggregate	Aggregate	Gasoline	28475.24545	62139045.86	1639.73057	1639730.57	1639730.57	62139045.86	62139045.86	37.90	MCY
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Gasoline	154204.1049	1919857377	90781.78682	90781786.82	92469161.97	1919857377	1983892786	21.45	MDV
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Diesel	3492.231312	49837792.99	1687.375147	1687375.147		49837792.99			
Riverside (SC)	2023	MDV	Aggregate	Aggregate	Electricity	1314.447545	14197616.87	0	0		14197616.87			
Riverside (SC)	2023	MH	Aggregate	Aggregate	Gasoline	4646.002839	11786716.04	2262.850071	2262850.071	2716664.402	11786716.04	16757390.07	6.17	MH
Riverside (SC)	2023	MH	Aggregate	Aggregate	Diesel	1979.944695	4970674.029	453.8143312	453814.3312		4970674.029			
Riverside (SC)	2023	MHDT	Aggregate	Aggregate	Gasoline	1361.919314	18155961.42	3400.73407	3400734.07	23439444.62	18155961.42	251707089.5	10.74	MHDT
Riverside (SC)	2023	MHDT	Aggregate	Aggregate	Diesel	11600.10675	233551128.1	20038.71055	20038710.55		233551128.1			
Riverside (SC)	2023	OBUS	Aggregate	Aggregate	Gasoline	437.8068702	4892382.41	934.9605215	934960.5215	1447125.767	4892382.41	9596664.79	6.63	OBUS
Riverside (SC)	2023	OBUS	Aggregate	Aggregate	Diesel	221.7033657	4704282.38	512.1652457	512165.2457		4704282.38			
Riverside (SC)	2023	SBUS	Aggregate	Aggregate	Gasoline	428.8888994	4875379.461	549.2707658	549270.7658	1727264.498	4875379.461	13916051.77	8.06	SBUS
Riverside (SC)	2023	SBUS	Aggregate	Aggregate	Diesel	872.8772386	9040672.31	1177.993732	1177993.732		9040672.31			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Gasoline	165.4254964	7616173.577	1224.574262	1224574.262	3317084.96	7616173.577	16469490.69	4.97	UBUS
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410265377	410.2653772		3818.605614			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2023	UBUS	Aggregate	Aggregate	Natural Gas	206.2939379	8849089.206	2092.100433	2092100.433		8849089.206			

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2024

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Gasoline	6.027894532	156067.452	34.91407094	34914.07094	84785422.35	156067.452	639195735	7.54	HHDT
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Diesel	16452.58246	634825371.9	83031.97754	83031977.54		634825371.9			
Riverside (SC)	2024	HHDT	Aggregate	Aggregate	Natural Gas	332.158218	4214295.65	1718.530739	1718530.739		4214295.65			
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Gasoline	617514.3579	8494156285	250350.369	250350369	252019374.3	8494156285	8788942835	34.87	LDA
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Diesel	6395.726935	91453928.73	1669.005322	1669005.322		91453928.73			
Riverside (SC)	2024	LDA	Aggregate	Aggregate	Electricity	14425.0696	203332621	0	0		203332621			
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Gasoline	63219.76211	814421895.3	28168.45428	28168454.28	28175397.63	814421895.3	824288830.7	29.26	LDT1
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Diesel	24.10721025	185164.7943	6.943342769	6943.342769		185164.7943			
Riverside (SC)	2024	LDT1	Aggregate	Aggregate	Electricity	661.8262843	9681770.624	0	0		9681770.624			
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Gasoline	191595.1165	2559175496	92493.83301	92493833.01	92964376.5	2559175496	2607513287	28.05	LDT2
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Diesel	1293.932614	19542069.73	470.5434846	470543.4846		19542069.73			
Riverside (SC)	2024	LDT2	Aggregate	Aggregate	Electricity	2788.874311	28795720.7	0	0		28795720.7			
Riverside (SC)	2024	LHDT1	Aggregate	Aggregate	Gasoline	15013.79924	157356879.3	14199.49484	14199494.84	22056713.23	157356879.3	326408337.1	14.80	LHDT1
Riverside (SC)	2024	LHDT1	Aggregate	Aggregate	Diesel	15906.59016	169051457.8	7857.218387	7857218.387		169051457.8			
Riverside (SC)	2024	LHDT2	Aggregate	Aggregate	Gasoline	2255.583712	23637016.09	2438.901969	2438901.969	5796238.909	23637016.09	89605312.35	15.46	LHDT2
Riverside (SC)	2024	LHDT2	Aggregate	Aggregate	Diesel	6233.384608	65968296.27	3357.33694	3357336.94		65968296.27			
Riverside (SC)	2024	MCY	Aggregate	Aggregate	Gasoline	28768.15998	61601371.5	1626.832326	1626832.326	1626832.326	61601371.5	61601371.5	37.87	MCY
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Gasoline	154289.1501	1900940688	86992.29115	86992291.15	88700698.08	1900940688	1971396478	22.23	MDV
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Diesel	3716.540326	51906945.78	1708.406932	1708406.932		51906945.78			
Riverside (SC)	2024	MDV	Aggregate	Aggregate	Electricity	1759.655155	18548844.25	0	0		18548844.25			
Riverside (SC)	2024	MH	Aggregate	Aggregate	Gasoline	4447.773714	11225946.13	2123.326898	2123326.898	2562756.998	11225946.13	16076182.11	6.27	MH
Riverside (SC)	2024	MH	Aggregate	Aggregate	Diesel	1971.591273	4850235.983	439.4301004	439430.1004		4850235.983			
Riverside (SC)	2024	MHDT	Aggregate	Aggregate	Gasoline	1398.543137	18620000.87	3416.307123	3416307.123	23383978.6	18620000.87	255043840.6	10.91	MHDT
Riverside (SC)	2024	MHDT	Aggregate	Aggregate	Diesel	12021.28574	236423839.7	19967.67148	19967671.48		236423839.7			
Riverside (SC)	2024	OBUS	Aggregate	Aggregate	Gasoline	436.1488407	4803704.731	900.5610906	900561.0906	1416746.915	4803704.731	9597897.108	6.77	OBUS
Riverside (SC)	2024	OBUS	Aggregate	Aggregate	Diesel	228.3141363	4794192.377	516.1858245	516185.8245		4794192.377			
Riverside (SC)	2024	SBUS	Aggregate	Aggregate	Gasoline	439.6915571	4935952.059	553.2992785	553299.2785	1744447.692	4935952.059	14201943.43	8.14	SBUS
Riverside (SC)	2024	SBUS	Aggregate	Aggregate	Diesel	894.0425814	9265991.371	1191.148413	1191148.413		9265991.371			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Gasoline	166.3958246	7660847.389	1193.289294	1193289.294	3299057.329	7660847.389	16566094.97	5.02	UBUS
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2024	UBUS	Aggregate	Aggregate	Natural Gas	207.5051617	8901019.67	2105.357749	2105357.749		8901019.67			

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2025

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Gasoline	5.917085626	160020.2459	34.82103233	34821.03233	85107475.89	160020.2459	651887500.8	7.66	HHDT
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Diesel	16787.91989	647069773.5	83204.36701	83204367.01		647069773.5			
Riverside (SC)	2025	HHDT	Aggregate	Aggregate	Natural Gas	366.9607711	4657707.051	1868.287847	1868287.847		4657707.051			
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Gasoline	634445.4088	8612355571	246698.7525	246698752.5	248387326.6	8612355571	8955688062	36.06	LDA
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Diesel	6750.331621	95041494.65	1688.574086	1688574.086		95041494.65			
Riverside (SC)	2025	LDA	Aggregate	Aggregate	Electricity	17340.99834	248290996.8	0	0		248290996.8			
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Gasoline	64862.57189	828519023.3	27853.88539	27853885.39	27860251.24	828519023.3	841139989.7	30.19	LDT1
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Diesel	22.09264048	173779.1645	6.365855263	6365.855263		173779.1645			
Riverside (SC)	2025	LDT1	Aggregate	Aggregate	Electricity	840.0670631	12447187.23	0	0		12447187.23			
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Gasoline	196401.0012	2594508233	90482.28545	90482285.45	90969752.57	2594508233	2650043236	29.13	LDT2
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Diesel	1411.82251	20833451.1	487.4671193	487467.1193		20833451.1			
Riverside (SC)	2025	LDT2	Aggregate	Aggregate	Electricity	3434.450512	34701551.83	0	0		34701551.83			
Riverside (SC)	2025	LHDT1	Aggregate	Aggregate	Gasoline	14855.10977	155122294.1	13798.63004	13798630.04	21454660.02	155122294.1	322356589.3	15.03	LHDT1
Riverside (SC)	2025	LHDT1	Aggregate	Aggregate	Diesel	15929.66362	167234295.2	7656.02998	7656029.98		167234295.2			
Riverside (SC)	2025	LHDT2	Aggregate	Aggregate	Gasoline	2257.609118	23478949.57	2389.030287	2389030.287	5670357.746	23478949.57	88897017.93	15.68	LHDT2
Riverside (SC)	2025	LHDT2	Aggregate	Aggregate	Diesel	6279.413605	65418068.36	3281.327459	3281327.459		65418068.36			
Riverside (SC)	2025	MCY	Aggregate	Aggregate	Gasoline	29089.61205	61189723.24	1617.266141	1617266.141	1617266.141	61189723.24	61189723.24	37.84	MCY
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Gasoline	154545.0839	1885757090	83390.91913	83390919.13	85111584.34	1885757090	1962742777	23.06	MDV
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Diesel	3932.245175	53825198.72	1720.66521	1720665.21		53825198.72			
Riverside (SC)	2025	MDV	Aggregate	Aggregate	Electricity	2250.064657	23160488.33	0	0		23160488.33			
Riverside (SC)	2025	MH	Aggregate	Aggregate	Gasoline	4266.702301	10739032.8	2003.025706	2003025.706	2428026.017	10739032.8	15477420.65	6.37	MH
Riverside (SC)	2025	MH	Aggregate	Aggregate	Diesel	1959.172346	4738387.847	425.0003113	425000.3113		4738387.847			
Riverside (SC)	2025	MHDT	Aggregate	Aggregate	Gasoline	1438.72636	19092965.41	3438.94938	3438949.38	23244346.89	19092965.41	257240915.6	11.07	MHDT
Riverside (SC)	2025	MHDT	Aggregate	Aggregate	Diesel	12401.54695	238147950.2	19805.39751	19805397.51		238147950.2			
Riverside (SC)	2025	OBUS	Aggregate	Aggregate	Gasoline	435.7273524	4735145.003	871.3675498	871367.5498	1386161.877	4735145.003	9613441	6.94	OBUS
Riverside (SC)	2025	OBUS	Aggregate	Aggregate	Diesel	238.3575855	4878295.997	514.7943272	514794.3272		4878295.997			
Riverside (SC)	2025	SBUS	Aggregate	Aggregate	Gasoline	450.3676781	4996246.88	557.3115874	557311.5874	1762552.35	4996246.88	14500852.86	8.23	SBUS
Riverside (SC)	2025	SBUS	Aggregate	Aggregate	Diesel	916.0655598	9504605.983	1205.240763	1205240.763		9504605.983			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Gasoline	167.3661527	7705521.202	1199.268746	1199268.746	3317318.237	7705521.202	16662699.25	5.02	UBUS
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2025	UBUS	Aggregate	Aggregate	Natural Gas	208.7163855	8952950.134	2117.639205	2117639.205		8952950.134			

Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2026

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Gasoline	5.82483796	165077.5511	35.03405462	35034.05462	85394919.2	165077.5511	665545595.3	7.79	HHDT
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Diesel	17083.81413	660273559.8	83342.43154	83342431.54		660273559.8			
Riverside (SC)	2026	HHDT	Aggregate	Aggregate	Natural Gas	402.3175028	5106958.004	2017.453601	2017453.601		5106958.004			
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Gasoline	651147.465	8707734772	242870.4804	242870480.4	244567848.8	8707734772	9089944590	37.17	LDA
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Diesel	7059.541079	98004465.35	1697.368336	1697368.336		98004465.35			
Riverside (SC)	2026	LDA	Aggregate	Aggregate	Electricity	20298.2527	284205352.4	0	0		284205352.4			
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Gasoline	66522.67995	840487690.3	27524.40736	27524407.36	27530154.81	840487690.3	855378571.6	31.07	LDT1
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Diesel	19.73089345	161250.8193	5.74745341	5747.45341		161250.8193			
Riverside (SC)	2026	LDT1	Aggregate	Aggregate	Electricity	1019.882466	14729630.48	0	0		14729630.48			
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Gasoline	201339.7824	2624915130	88571.48769	88571487.69	89072833.16	2624915130	2687257585	30.17	LDT2
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Diesel	1526.945467	21972564.14	501.3454666	501345.4666		21972564.14			
Riverside (SC)	2026	LDT2	Aggregate	Aggregate	Electricity	4085.302507	40369891.42	0	0		40369891.42			
Riverside (SC)	2026	LHDT1	Aggregate	Aggregate	Gasoline	14743.38645	153528611.6	13445.94884	13445948.84	20906436.51	153528611.6	319171147.9	15.27	LHDT1
Riverside (SC)	2026	LHDT1	Aggregate	Aggregate	Diesel	15939.14568	165642536.3	7460.487669	7460487.669		165642536.3			
Riverside (SC)	2026	LHDT2	Aggregate	Aggregate	Gasoline	2263.396072	23380872.75	2343.448639	2343448.639	5551107.911	23380872.75	88337197.2	15.91	LHDT2
Riverside (SC)	2026	LHDT2	Aggregate	Aggregate	Diesel	6320.853193	64956324.45	3207.659273	3207659.273		64956324.45			
Riverside (SC)	2026	MCY	Aggregate	Aggregate	Gasoline	29395.67138	60899765.44	1610.611666	1610611.666	1610611.666	60899765.44	60899765.44	37.81	MCY
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Gasoline	155018.9554	1871315134	80058.99362	80058993.62	81785236.11	1871315134	1954400945	23.90	MDV
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Diesel	4141.710337	55471835.53	1726.242484	1726242.484		55471835.53			
Riverside (SC)	2026	MDV	Aggregate	Aggregate	Electricity	2747.872474	27613975.13	0	0		27613975.13			
Riverside (SC)	2026	MH	Aggregate	Aggregate	Gasoline	4091.509535	10307720.5	1895.666809	1895666.809	2307514.137	10307720.5	14945600.99	6.48	MH
Riverside (SC)	2026	MH	Aggregate	Aggregate	Diesel	1944.315761	4637880.491	411.8473282	411847.3282		4637880.491			
Riverside (SC)	2026	MHDT	Aggregate	Aggregate	Gasoline	1481.7711	19572249.07	3466.933608	3466933.608	23127264.44	19572249.07	259646122.9	11.23	MHDT
Riverside (SC)	2026	MHDT	Aggregate	Aggregate	Diesel	12757.494	240073873.8	19660.33084	19660330.84		240073873.8			
Riverside (SC)	2026	OBUS	Aggregate	Aggregate	Gasoline	435.4596057	4687100.431	847.4558006	847455.8006	1361063.915	4687100.431	9647724.791	7.09	OBUS
Riverside (SC)	2026	OBUS	Aggregate	Aggregate	Diesel	247.4099266	4960624.36	513.6081145	513608.1145		4960624.36			
Riverside (SC)	2026	SBUS	Aggregate	Aggregate	Gasoline	460.8913111	5057682.676	561.4165345	561416.5345	1781060.003	5057682.676	14808706.11	8.31	SBUS
Riverside (SC)	2026	SBUS	Aggregate	Aggregate	Diesel	938.8998748	9751023.436	1219.643468	1219643.468		9751023.436			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Gasoline	168.3364809	7750195.015	1155.666906	1155666.906	3285997.851	7750195.015	16759303.53	5.10	UBUS
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2026	UBUS	Aggregate	Aggregate	Natural Gas	209.9276093	9004880.599	2129.92066	2129920.66		9004880.599			



Source: EMFAC2017 (v1.0.3) Emissions Inventory

Region Type: Sub-Area

Region: Riverside (SC)

Calendar Year: 2027

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	CalYr	VehClass	MdYr	Speed	Fuel	Population	VMT	Fuel_Consumption	Fuel_Consumption	Total Fuel	VMT	Total VMT	Miles per Gallon	Vehicle Class
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Gasoline	5.824994974	170876.8974	35.35728716	35357.28716	85642356.98	170876.8974	680252644.4	7.94	HHDT
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Diesel	17317.1916	674542995.2	83451.7288	83451728.8		674542995.2			
Riverside (SC)	2027	HHDT	Aggregate	Aggregate	Natural Gas	436.0898569	5538772.329	2155.270885	2155270.885		5538772.329			
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Gasoline	667486.2408	8816488219	239887.3364	239887336.4	241595309.9	8816488219	9236023114	38.23	LDA
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Diesel	7364.133335	100906885.5	1707.973479	1707973.479		100906885.5			
Riverside (SC)	2027	LDA	Aggregate	Aggregate	Electricity	23221.50103	318628009.6	0	0		318628009.6			
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Gasoline	68208.94838	853956936.9	27295.24787	27295247.87	27299811.35	853956936.9	870999084.6	31.90	LDT1
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Diesel	14.34904777	134964.1848	4.56347899	4563.47899		134964.1848			
Riverside (SC)	2027	LDT1	Aggregate	Aggregate	Electricity	1197.911825	16907183.54	0	0		16907183.54			
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Gasoline	206361.0852	2660955941	87098.58682	87098586.82	87613025.44	2660955941	2729693679	31.16	LDT2
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Diesel	1635.712832	23061027.45	514.4386212	514438.6212		23061027.45			
Riverside (SC)	2027	LDT2	Aggregate	Aggregate	Electricity	4728.499548	45676710.34	0	0		45676710.34			
Riverside (SC)	2027	LHDT1	Aggregate	Aggregate	Gasoline	14688.28481	152459510.9	13133.66586	13133665.86	20407810.47	152459510.9	316777836.6	15.52	LHDT1
Riverside (SC)	2027	LHDT1	Aggregate	Aggregate	Diesel	15953.96292	164318325.7	7274.144618	7274144.618		164318325.7			
Riverside (SC)	2027	LHDT2	Aggregate	Aggregate	Gasoline	2269.977172	23310072.47	2299.030102	2299030.102	5435902.288	23310072.47	87890765.01	16.17	LHDT2
Riverside (SC)	2027	LHDT2	Aggregate	Aggregate	Diesel	6363.308204	64580692.53	3136.872186	3136872.186		64580692.53			
Riverside (SC)	2027	MCY	Aggregate	Aggregate	Gasoline	29695.91329	60692132.96	1605.95569	1605955.69	1605955.69	60692132.96	60692132.96	37.79	MCY
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Gasoline	155709.4309	1864238619	77259.23065	77259230.65	78991644.11	1864238619	1953095110	24.73	MDV
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Diesel	4336.100211	57074924.12	1732.413451	1732413.451		57074924.12			
Riverside (SC)	2027	MDV	Aggregate	Aggregate	Electricity	3239.857369	31781566.22	0	0		31781566.22			
Riverside (SC)	2027	MH	Aggregate	Aggregate	Gasoline	3928.99366	9925156.339	1796.189669	1796189.669	2195253.766	9925156.339	14469229.64	6.59	MH
Riverside (SC)	2027	MH	Aggregate	Aggregate	Diesel	1926.920937	4544073.3	399.0640973	399064.0973		4544073.3			
Riverside (SC)	2027	MHDT	Aggregate	Aggregate	Gasoline	1524.807367	20029408.12	3485.144123	3485144.123	23015147.61	20029408.12	262548295.5	11.41	MHDT
Riverside (SC)	2027	MHDT	Aggregate	Aggregate	Diesel	13121.80841	242518887.4	19530.00349	19530003.49		242518887.4			
Riverside (SC)	2027	OBUS	Aggregate	Aggregate	Gasoline	435.708974	4651175.08	825.2089732	825208.9732	1339004.549	4651175.08	9713412.903	7.25	OBUS
Riverside (SC)	2027	OBUS	Aggregate	Aggregate	Diesel	257.4321904	5062237.823	513.7955763	513795.5763		5062237.823			
Riverside (SC)	2027	SBUS	Aggregate	Aggregate	Gasoline	471.1680137	5117437.685	564.8699838	564869.9838	1797112.217	5117437.685	15117177.54	8.41	SBUS
Riverside (SC)	2027	SBUS	Aggregate	Aggregate	Diesel	962.09943	9999739.854	1232.242233	1232242.233		9999739.854			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Gasoline	169.306809	7794868.828	1160.11663	1160116.63	3302729.031	7794868.828	16855907.8	5.10	UBUS
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Diesel	0.141961099	3818.605614	0.410285835	410.2858353		3818.605614			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Electricity	0.058469431	409.3068597	0	0		409.3068597			
Riverside (SC)	2027	UBUS	Aggregate	Aggregate	Natural Gas	211.1388331	9056811.063	2142.202115	2142202.115		9056811.063			

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