



Beaumont Pointe

GREENHOUSE GAS ANALYSIS

CITY OF BEAUMONT

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LIST OF ABBREVIATED TERMS

%	Percent
°C	Degrees Celsius
°F	Degrees Fahrenheit
(1)	Reference
2017 Scoping Plan	Final 2017 Scoping Plan Update
AB	Assembly Bill
AB 32	Global Warming Solutions Act of 2006
AB 1493	Pavley Fuel Efficiency Standards
AB 1881	California Water Conservation Landscaping Act of 2006
Annex I	Industrialized Nations
AQIA	<i>Beaumont Pointe Air Quality Impact Analysis</i>
BAU	Business As Usual
C ₂ F ₆	Hexafluoroethane
C ₂ H ₆	Ethane
CAA	Federal Clean Air Act
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGAPS	California LBNL GHG Analysis of Policies Spreadsheet
CALGreen	California Green Building Standards Code
CalSTA	California State Transportation Agency
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resource Board
CBSC	California Building Standards Commission
CEC	California Energy Commission
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
<i>CEQA Guidelines</i>	<i>2019 CEQA Statute and Guidelines</i>
CDFA	California Department of Food and Agriculture
CF ₄	Tetrafluoromethane
CFC	Chlorofluorocarbons
CFC-113	Trichlorotrifluoroethane
CH ₄	Methane
City	City of Beaumont
CNRA	California Natural Resources Agency

CNRA 2009	2009 California Climate Adaptation Strategy
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
Convention	United Nation's Framework Convention on Climate Change
COP	Conference of the Parties
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DOF	Department of Finance
DWR	Department of Water Resources
EMFAC	Emission Factor Model
EPA	Environmental Protection Agency
EV	Electric Vehicle
FED	Functional Equivalent Document
GCC	Global Climate Change
Gg	Gigagram
GHGA	Greenhouse Gas Analysis
GO-Biz	Governor's Office of Business and Economic Development
GWP	Global Warming Potential
H ₂ O	Water
HFC	Hydrofluorocarbons
HDT	Heavy-Duty Trucks
HFC-23	Fluoroform
HFC-134a	1,1,1,2-tetrafluoroethane
HFC-152a	1,1-difluoroethane
HHDT	Heavy-Heavy-Duty Trucks
hp	Horsepower
IBANK	California Infrastructure and Economic Development Bank
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Resource Planning
ISO	Independent System Operator
ITE	Institute of Transportation Engineers
kWh	Kilowatt Hours
lbs	Pounds
LBNL	Lawrence Berkeley National Laboratory
LCA	Life-Cycle Analysis
LCD	Liquid Crystal Display
LCFS	Low Carbon Fuel Standard or Executive Order S-01-07
LDA	Light-Duty Auto

LDT1/LDT2	Light-Duty Trucks
LEV III	Low-Emission Vehicle
LHDT1/LHDT2	Light-Heavy-Duty Trucks
LULUCF	Land-Use, Land-Use Change and Forestry
MCY	Motorcycles
MD	Medium Duty
MDT	Medium-Duty Trucks
MDV	Medium-Duty Vehicles
MHDT	Medium-Heavy-Duty Trucks
MMR	Mandatory Reporting Rule
MMTCO ₂ e	Million Metric Ton of Carbon Dioxide Equivalent
mpg	Miles Per Gallon
MPOs	Metropolitan Planning Organizations
MMTCO ₂ e/yr	Million Metric Ton of Carbon Dioxide Equivalent Per Year
MT/yr	Metric Tons Per Year
MTCO ₂ e	Metric Ton of Carbon Dioxide Equivalent
MTCO ₂ e/yr	Metric Ton of Carbon Dioxide Equivalent Per Year
MW	Megawatts
MWh	Megawatts Per Hour
MWELO	California Department of Water Resources' Model Water Efficient
N ₂ O	Nitrous Oxide
NDC	Nationally Determined Contributions
NF ₃	Nitrogen Trifluoride
NHTSA	National Highway Traffic Safety Administration
NIOSH	National Institute for Occupational Safety and Health
NO _x	Nitrogen Oxides
Non-Annex I	Developing Nations
OAL	Office of Administrative Law
OPR	Office of Planning and Research
PFC	Perfluorocarbons
ppb	Parts Per Billion
ppm	Parts Per Million
ppt	Parts Per Trillion
Project	Beaumont Pointe
RPS	Renewable Portfolio Standards
RTP	Regional Transportation Plan
SAFE	Safer Affordable Fuel-Efficient Vehicles Rule

SB	Senate Bill
SB 32	California Global Warming Solutions Act of 2006
SB 375	Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies
SB 1078	Renewable Portfolio Standards
SB 1368	Statewide Retail Provider Emissions Performance Standards
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
Scoping Plan	California Air Resources Board Climate Change Scoping Plan
SCS	Sustainable Communities Strategy
sf	Square Feet
SF ₆	Sulfur Hexafluoride
SGC	Strategic Growth Council
SHGC	Solar Heat Gain Coefficient
SLPS	Short-Lived Climate Pollutant Strategy
SP	Service Population
SR-60	State Route 60
SWCRB	State Water Resources Control Board
TA	<i>Jack Rabbit Trail Specific Plan Traffic Analysis</i>
TDM	Transportation Demand Measures
Title 20	Appliance Energy Efficiency Standards
Title 24	California Building Code
U.N.	United Nations
U.S.	United States
UNFCCC	United Nations' Framework Convention on Climate Change
URBEMIS	Urban Emissions
UTR	Utility Tractors
VFP	Vehicle Fueling Positions
VMT	Vehicle Miles Traveled
WCI	Western Climate Initiative
WRCOG	Western Riverside Council of Governments
WRI	World Resources Institute
ZE/NZE	Zero and Near-Zero Emissions
ZEV	Zero-Emissions Vehicles

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1 INTRODUCTION

This report presents the results of the GHGA prepared by Urban Crossroads, Inc., for the proposed Beaumont Pointe Project (Project). The purpose of this GHGA is to evaluate Project-related construction and operational emissions under the applicable regulatory framework and determine the level of GHG impacts as a result of constructing and operating the Project.

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's sphere of influence, 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 5,000,000 sf of industrial uses comprised of 4,500,000 sf of high-cube fulfillment center use and 500,000 sf of general light industrial use. 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, landscaping, water quality basins, signage, lighting, property walls, gates, solar photovoltaic (PV) systems comprising at least 20% of energy for the completed project, 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. These phases and their anticipated opening years are as follows:

- Phase 1 = 1,379,191 square feet of high-cube fulfillment center warehouse use (Opening Year 2023)
- Phase 1 + Phase 2 = 4,500,000 square feet of high-cube fulfillment center warehouse use and 500,000 square feet of general light industrial use (Opening Year 2025)
- Phase 3/Project Buildout = 4,500,000 square feet of high-cube fulfillment center warehouse use, 500,000 square feet of general light industrial use, and all uses within the general commercial area (Opening Year 2027)

As summarized in 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 which include 2,414 for passenger cars two-way trips per day and 524 truck two-way trips per day. Phase 2 of the Project is anticipated to generate a total of 12,066 two-way trips per day which include 9,826 for passenger cars two-way trips per day and 2,240 truck two-way trips per day. At Project Buildout, the Project will generate a total of 16,266 two-way trips per day which include 14,026 for passenger cars two-way trips per day and 2,240 truck two-way

trips per day (1). This study relies on the actual Project trips (as opposed to the passenger car equivalents) to account for the effect of individual truck trips on the study area roadway network.

EXHIBIT 1-A: LOCATION MAP

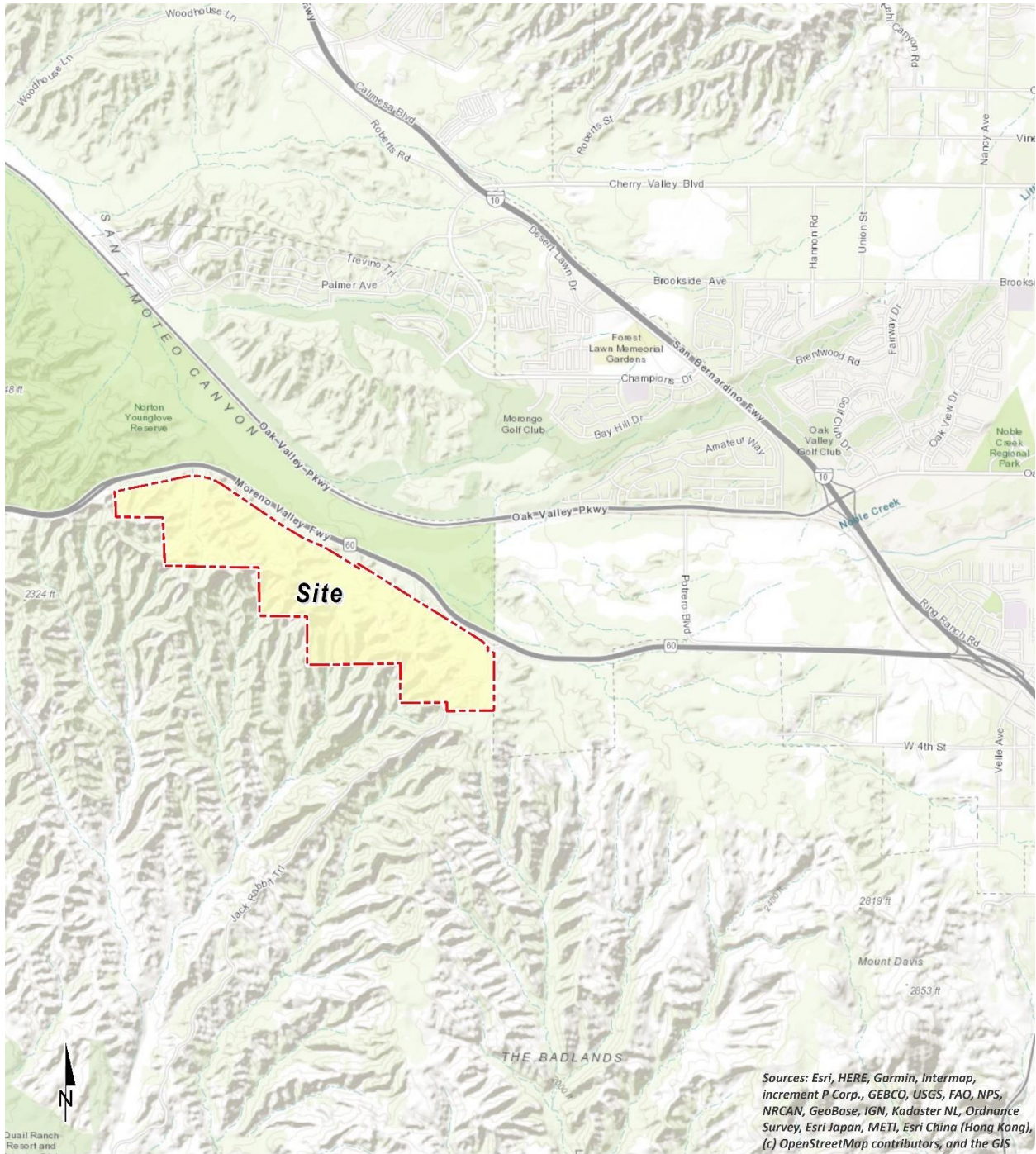
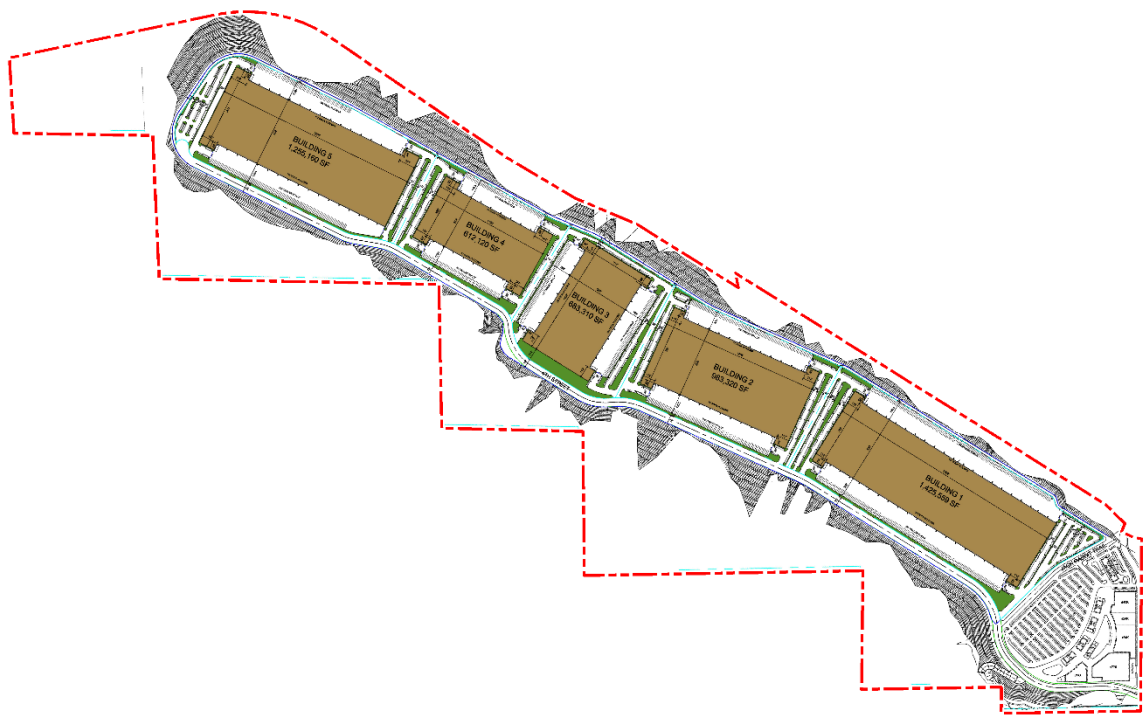


EXHIBIT 1-B: SITE PLAN



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2 CLIMATE CHANGE SETTING

2.1 INTRODUCTION TO GLOBAL CLIMATE CHANGE (GCC)

The majority of scientists believe that a climate shift in average meteorological conditions on the earth with respect to temperature, precipitation, and storms that has been taking place since the Industrial Revolution is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases (GHGs) in the earth's atmosphere, including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. The majority of scientists believe that this increased rate of climate change and GHGs results from human activity and industrialization over the past 200 years.

An individual project like the proposed Project evaluated in this GHGA cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes taken together may have serious environmental consequences, Section 3.0 will evaluate the potential for the proposed Project to have a significant direct or indirect effect upon the environment as a result of its potential contribution to the greenhouse effect.

2.2 GLOBAL CLIMATE CHANGE DEFINED

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms as a result of changes in global temperature. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂, N₂O, CH₄, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic activity. The cumulative and increasing accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

2.3 GHGs

2.3.1 GHGs AND HEALTH EFFECTS

GHGs trap heat in the atmosphere, creating a GHG effect that results in climate change including global warming. Many gases demonstrate these properties and as discussed in Table 2-1. For the purposes of this analysis, emissions of CO₂, CH₄, and N₂O were evaluated (see Table 3-1 later in this report) because these gases are the primary contributors to GCC from development projects.

TABLE 2-1: GHGS

GHGs	Description	Sources	Health Effects
Carbon Dioxide (CO ₂)	CO ₂ is an odorless and colorless GHG. Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO ₂ concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30%. Left unchecked, the concentration of CO ₂ in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources (2).	CO ₂ is emitted from natural and artificial sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. CO ₂ is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks (3).	Outdoor levels of CO ₂ are not high enough to result in negative health effects. According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of CO ₂ can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of CO ₂ in the earth's atmosphere are estimated to be approximately 370 ppm, the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15 minute period (4).
Methane (CH ₄)	CH ₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than CO ₂ and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs.	CH ₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the	CH ₄ is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Exposure to high levels of CH ₄ can cause asphyxiation, loss of consciousness, headache and dizziness, nausea and vomiting, weakness, loss of coordination, and an increased breathing rate.

GHGs	Description	Sources	Health Effects
		last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH ₄ . Other anthropocentric sources include fossil-fuel combustion and biomass burning (5).	
Nitrous Oxide (N ₂ O)	N ₂ O, also known as laughing gas, is a colorless GHG. Concentrations of N ₂ O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb).	N ₂ O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, i.e., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. N ₂ O can be transported into the stratosphere, be deposited on the earth's surface, and be converted to other compounds by chemical reaction (6).	N ₂ O can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage) (6).

GHGs	Description	Sources	Health Effects
Chlorofluorocarbons (CFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in CH ₄ or ethane (C ₂ H ₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface).	CFCs have no natural source but were first synthesized in 1928. They were used for refrigerants, aerosol propellants and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years (7).	In confined indoor locations, working with trichlorotrifluoroethane (CFC-113) or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.
Hydrofluorocarbons (HFCs)	HFCs are synthetic chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential (GWP). The HFCs with the largest measured atmospheric abundances are (in order), Fluoroform (HFC-23), 1,1,1,2-tetrafluoroethane (HFC-134a), and 1,1-difluoroethane (HFC-152a). Prior to 1990, the only significant emissions were of HFC-23. HCF-134a emissions are increasing due to its use as a refrigerant.	HFCs are manufactured for applications such as automobile air conditioners and refrigerants.	No health effects are known to result from exposure to HFCs.

GHGs	Description	Sources	Health Effects
Perfluorocarbons (PFCs)	PFCs have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above earth's surface, are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF ₄) and hexafluoroethane (C ₂ F ₆). The EPA estimates that concentrations of CF ₄ in the atmosphere are over 70 parts per trillion (ppt).	The two main sources of PFCs are primary aluminum production and semiconductor manufacture.	No health effects are known to result from exposure to PFCs.
Sulfur Hexafluoride (SF ₆)	SF ₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated (23,900) (8). The EPA indicates that concentrations in the 1990s were about 4 ppt.	SF ₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.	In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.
Nitrogen Trifluoride (NF ₃)	NF ₃ is a colorless gas with a distinctly moldy odor. The World Resources Institute (WRI) indicates that NF ₃ has a 100-year GWP of 17,200 (9).	NF ₃ is used in industrial processes and is produced in the manufacturing of semiconductors, Liquid Crystal Display (LCD) panels, types of solar panels, and chemical lasers.	Long-term or repeated exposure may affect the liver and kidneys and may cause fluorosis (10).

2.4 GLOBAL WARMING POTENTIAL (GWP)

The Intergovernmental Panel on Climate Change (IPCC) was established in 1988 by the World Meteorological Organization and the United Nations Environment Programme to provide the world with a scientific perspective on climate change and its potential effects. The IPCC has examined the impacts of GHGs and evaluated them based on their varying GWP values. GWP of a GHG indicates the amount of warming a gas cause over a given period of time and represents the potential of a gas to trap heat in the atmosphere. CO₂ is utilized as the reference gas for

GWP, and thus has a GWP of 1. CO₂ equivalent (CO₂e) is a term used for describing the difference GHGs in a common unit. CO₂e signifies the amount of CO₂ which would have the equivalent GWP.

The atmospheric lifetime and GWP of selected GHGs are summarized at Table 2-2. As shown in the table below. The IPCC's 2nd Assessment Report which examined the scientific and socio-economic assessment on climate change determined GWP ranges from 1 for CO₂ to 23,900 for SF₆, and GWP for the IPCC's 5th Assessment Report range from 1 for CO₂ to 23,500 for SF₆ (11).

TABLE 2-2: GWP AND ATMOSPHERIC LIFETIME OF SELECT GHGS

Gas	Atmospheric Lifetime (years)	GWP (100-year time horizon)	
		2 nd Assessment Report	5 th Assessment Report
CO ₂	See*	1	1
CH ₄	12 .4	21	28
N ₂ O	121	310	265
HFC-23	222	11,700	12,400
HFC-134a	13.4	1,300	1,300
HFC-152a	1.5	140	138
SF ₆	3,200	23,900	23,500

*As per Appendix 8.A. of IPCC's 5th Assessment Report, no single lifetime can be given.

Source: Table 2.14 of the IPCC Fourth Assessment Report, 2007

2.5 GHG EMISSIONS INVENTORIES

2.5.1 GLOBAL

Worldwide anthropogenic GHG emissions are tracked by the IPCC for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Human GHG emissions data for Annex I nations are available through 2018. Based on the latest available data, the sum of these emissions totaled approximately 28,768,439 gigagram (Gg) CO₂e¹ (12) (13) as summarized on Table 2-3.

2.5.2 UNITED STATES

As noted in Table 2-3, the United States, as a single country, was the number two producer of GHG emissions in 2018.

¹ The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2018 data, the United Nations' Framework Convention on Climate Change (UNFCCC) data for the most recent year were used U.N. Framework Convention on Climate Change, "Annex I Parties – GHG total without LULUCF," The most recent GHG emissions for China and India are from 2014 and 2010, respectively.

TABLE 2-3: TOP GHG PRODUCING COUNTRIES AND THE EUROPEAN UNION ²

Emitting Countries	GHG Emissions (Gg CO₂e)
China	12,300,200
United States	6,676,650
European Union (28-member countries)	4,232,274
Russian Federation	2,220,123
India	2,100,850
Japan	1,238,343
Total	28,768,439

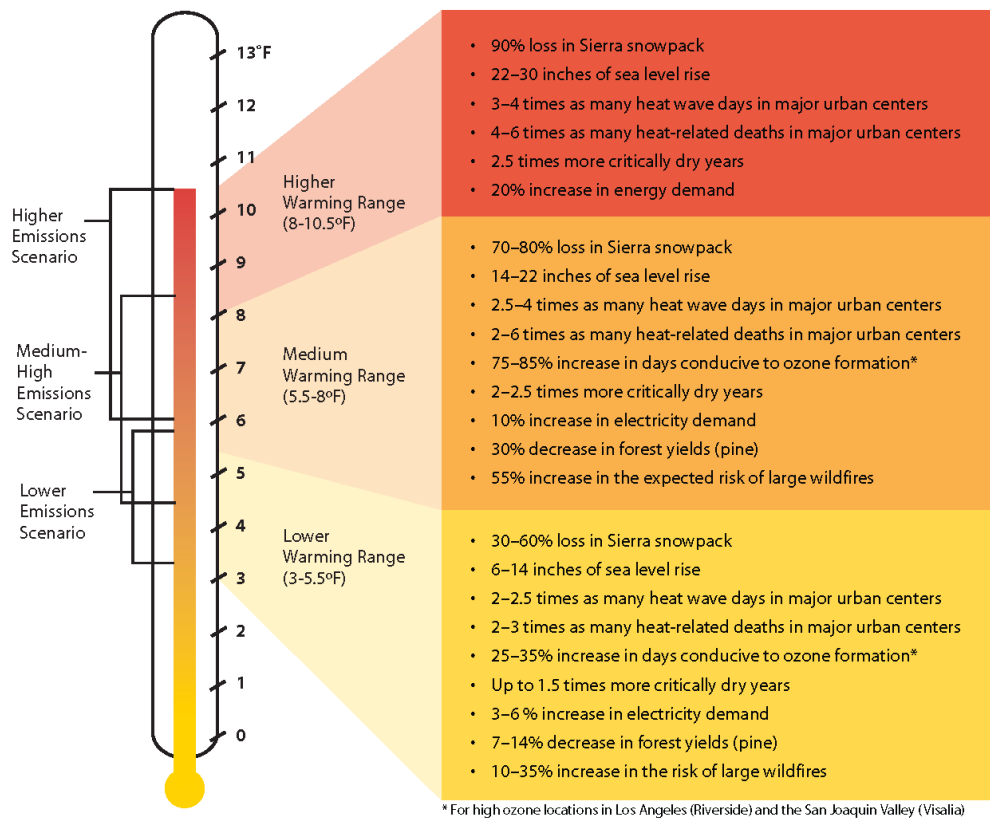
2.5.3 STATE OF CALIFORNIA

California has significantly slowed the rate of growth of GHG emissions due to the implementation of legislation, regulations, energy efficiency programs as well as adoption of strict emission controls, but is still a contributor to the United States (U.S.) emissions inventory total (14). The California Air Resource Board (CARB) compiles GHG inventories for the State of California. Based upon the 2019 GHG inventory data (i.e., the latest year for which data are available) for the 2000-2018 GHG emissions period, California emitted an average 425.3 million MTCO₂e per year (MMTCO₂e/yr) or 425,320 Gg CO₂e (6.37% of the total United States GHG emissions) (15). Based on data published by the U.S. Energy Information Administration, California's per capita (9.12 metric tons) GHG emissions are much less than the nationwide per capita (15.8 metric ton) average (16).

2.6 EFFECTS OF CLIMATE CHANGE IN CALIFORNIA

Climate change will likely cause shifts in weather patterns, potentially resulting in changes in rainfall levels and volumes, resulting in flooding or droughts, increased wildfire risk, impair habitats for threatened and endangered species, and cause food shortages in some areas (17), among other climate change results. The potential health effects related directly to the emissions of CO₂, CH₄, and N₂O as they relate to development projects are still being debated in the scientific community. Their cumulative effects to GCC have the potential to cause adverse effects to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also believe that higher ambient temperatures could affect disease survival rates and result in more widespread disease. The potential risks from climate change to California are shown on Exhibit 2-A, and include impacts to public health, water resources, agriculture, coastal sea level, forest and biological resources, and energy.

² Used <http://unfccc.int> data for Annex I countries. Consulted the CAIT Climate Data Explorer in <https://www.climatewatchdata.org> site to reference Non-Annex I countries of China and India.

EXHIBIT 2-A: SUMMARY OF PROJECTED GLOBAL WARMING IMPACT, 2070-2099 (AS COMPARED WITH 1961-1990)

* For high ozone locations in Los Angeles (Riverside) and the San Joaquin Valley (Visalia)

Source: Barbara H. Allen-Diaz. "Climate change affects us all." *University of California, Agriculture and Natural Resources*, 2009.

2.6.1 PUBLIC HEALTH

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35% under the lower warming range to 75 to 85% under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. As stated in *Our Changing Climate: Assessing the Risks to California* (18) large wildfires could become up to 55% more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

2.6.2 WATER RESOURCES

A vast network of manufactured reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system from northern California relies on the Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, and result in a drier Colorado River, increasing the risk of summer water shortages.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90%. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. Winter tourism could be adversely affected, under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing and snowboarding.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply.

2.6.3 AGRICULTURE

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25% of the water supply needed. Although higher CO₂ levels can stimulate plant production and increase plant water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate ozone pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits and nuts.

In addition, continued GCC could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the

emerging gaps. Continued GCC could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

2.6.4 EFFECTS ON SPECIES

GCC has the potential to alter natural ecosystems and biological diversity. As the existing climate throughout California changes, the ranges of various plant and wildlife species could shift or shrink, as rainfall and temperatures changes occur, and wildfires increase. This could result in impacts to the viability of various habitats throughout the state and of certain threatened and endangered species.

2.6.5 RISING SEA LEVELS

Although not relevant to the Project area, rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches.

2.7 REGULATORY SETTING FOR GCC

2.7.1 INTERNATIONAL

Climate change is a global issue involving GHG emissions from all around the world; therefore, international organizations and countries such as the ones discussed below have made an effort to reduce GHGs.

IPCC

In 1988, the United Nations (U.N.) and the World Meteorological Organization established the IPCC to assess the scientific, technical and socioeconomic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

UNITED NATION'S FRAMEWORK CONVENTION ON CLIMATE CHANGE (CONVENTION)

On March 21, 1994, the U.S. joined a number of countries around the world in signing the Convention. Under the Convention, governments gather and share information on GHG emissions, national policies, and best practices; launch national strategies for addressing GHG emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

INTERNATIONAL CLIMATE CHANGE TREATIES

The Kyoto Protocol is an international agreement linked to the Convention. The major feature of the Kyoto Protocol is that it sets binding targets for 37 industrialized countries and the European community for reducing GHG emissions at an average of 5% against 1990 levels over

the five-year period 2008–2012. The Convention (as discussed above) encouraged industrialized countries to stabilize emissions; however, the Protocol commits them to do so. Developed countries have contributed more emissions over the last 150 years; therefore, the Protocol places a heavier burden on developed nations under the principle of “common but differentiated responsibilities.”

In 2001, President George W. Bush indicated that he would not submit the treaty to the U.S. Senate for ratification, which effectively ended American involvement in the Kyoto Protocol. In December 2009, international leaders met in Copenhagen to address the future of international climate change commitments post-Kyoto. No binding agreement was reached in Copenhagen; however, the Committee identified the long-term goal of limiting the maximum global average temperature increase to no more than 2 degrees Celsius (°C) above pre-industrial levels, subject to a review in 2015. The UN Climate Change Committee held additional meetings in Durban, South Africa in November 2011; Doha, Qatar in November 2012; and Warsaw, Poland in November 2013. The meetings are gradually gaining consensus among participants on individual climate change issues.

On September 23, 2014 more than 100 Heads of State and Government and leaders from the private sector and civil society met at the Climate Summit in New York hosted by the U.N. At the Summit, heads of government, business and civil society announced actions in areas that would have the greatest impact on reducing emissions, including climate finance, energy, transport, industry, agriculture, cities, forests, and building resilience.

Parties to the U.N. Framework Convention on Climate Change (UNFCCC) reached a landmark agreement on December 12, 2015 in Paris, charting a fundamentally new course in the two-decade-old global climate effort. Culminating a four-year negotiating round, the new treaty ends the strict differentiation between developed and developing countries that characterized earlier efforts, replacing it with a common framework that commits all countries to put forward their best efforts and to strengthen them in the years ahead. This includes, for the first time, requirements that all parties report regularly on their emissions and implementation efforts and undergo international review.

The agreement and a companion decision by parties were the key outcomes of the conference, known as the 21st session of the UNFCCC Conference of the Parties (COP) 21. Together, the Paris Agreement and the accompanying COP decision:

- Reaffirm the goal of limiting global temperature increase well below 2°C, while urging efforts to limit the increase to 1.5 degrees;
- Establish binding commitments by all parties to make “nationally determined contributions” (NDCs), and to pursue domestic measures aimed at achieving them;
- Commit all countries to report regularly on their emissions and “progress made in implementing and achieving” their NDCs, and to undergo international review;
- Commit all countries to submit new NDCs every five years, with the clear expectation that they will “represent a progression” beyond previous ones;

- Reaffirm the binding obligations of developed countries under the UNFCCC to support the efforts of developing countries, while for the first time encouraging voluntary contributions by developing countries too;
- Extend the current goal of mobilizing \$100 billion a year in support by 2020 through 2025, with a new, higher goal to be set for the period after 2025;
- Extend a mechanism to address “loss and damage” resulting from climate change, which explicitly will not “involve or provide a basis for any liability or compensation;”
- Require parties engaging in international emissions trading to avoid “double counting;” and
- Call for a new mechanism, similar to the Clean Development Mechanism under the Kyoto Protocol, enabling emission reductions in one country to be counted toward another country’s NDC (C2ES 2015a) (19).

On November 4, 2019, the Trump administration formally notified the U.N. that the U.S. would withdraw from the Paris Agreement, which became effective one year after the notification in 2020. On January 20, 2020, President Biden signed the instrument to bring the U.S. back into the Paris Agreement. On February 19, 2021, The U.S. officially rejoined the Paris Agreement.

2.7.1 FEDERAL

The following are actions regarding direct and indirect regulations by the federal government concerning GHGs and fuel efficiency.

GHG ENDANGERMENT

In *Massachusetts v. Environmental Protection Agency* (EPA) 549 U.S. 497 (2007), decided on April 2, 2007, the U.S. Supreme Court (Supreme Court) found that four GHGs, including CO₂, are air pollutants subject to regulation under Section 202(a)(1) of the Federal Clean Air Act (CAA). The Court held that the EPA Administrator must determine whether emissions of GHGs from new motor vehicles cause or contribute to air pollution, which may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. On December 7, 2009, the EPA Administrator signed two distinct findings regarding GHGs under section 202(a) of the CAA:

- Endangerment Finding: The Administrator finds that the current and projected concentrations of the six key well-mixed GHGs— CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆—in the atmosphere threaten the public health and welfare of current and future generations.
- Cause or Contribute Finding: The Administrator finds that the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution, which threatens public health and welfare.

These findings do not impose requirements on industry or other entities. However, this was a prerequisite for implementing GHG emissions standards for vehicles, as discussed in the section “Clean Vehicles” below. After a lengthy legal challenge, the Supreme Court declined to review an Appeals Court ruling that upheld the EPA Administrator’s findings (20).

CLEAN VEHICLES

Auto and truck emissions are a major contributor to GHG; fuel economy, therefore, is an important component to lowering GHG emissions. Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the U.S. On April 1, 2010, the EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced a joint final rule establishing a national program that would reduce GHG emissions and improve fuel economy for new cars and trucks sold in the U.S.

The first phase of the national program applies to passenger cars, light-duty trucks, and medium-duty (MD) passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of CO₂ per mile, equivalent to 35.5 miles per gallon (mpg) if the automobile industry were to meet this CO₂ level solely through fuel economy improvements. Together, these standards would cut CO₂ emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012–2016). The EPA and the NHTSA issued final rules on a second-phase joint rulemaking establishing national standards for light-duty vehicles for model years 2017 through 2025 in August 2012. The new standards for model years 2017 through 2025 apply to passenger cars, light-duty trucks, and MD passenger vehicles. The final standards are projected to result in an average industry fleetwide level of 163 grams/mile of CO₂ in model year 2025, which is equivalent to 54.5 mpg if achieved exclusively through fuel economy improvements.

The EPA and the U.S. Department of Transportation issued final rules for the first national standards to reduce GHG emissions and improve fuel efficiency of heavy-duty trucks (HDT) and buses on September 15, 2011, effective November 14, 2011. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20% reduction in CO₂ emissions and fuel consumption by the 2018 model year. For HDT and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10% reduction for gasoline vehicles and a 15% reduction for diesel vehicles by the 2018 model year (12 and 17% respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the engine and vehicle standards would achieve up to a 10% reduction in fuel consumption and CO₂ emissions from the 2014 to 2018 model years.

On August 2, 2018, the NHTSA in conjunction with the EPA, released a notice of proposed rulemaking, the *Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks* (SAFE Vehicles Rule). The SAFE Vehicles Rule was proposed to amend exiting Corporate Average Fuel Economy (CAFE) and tailpipe CO₂ standards for passenger cars and light trucks and to establish new standards covering model years 2021 through 2026. As of March 31, 2020, the NHTSA and EPA finalized the SAFE Vehicle Rule which increased stringency of CAFE and CO₂ emissions standards by 1.5% each year through model year 2026 (21).

MANDATORY REPORTING OF GHGs

The Consolidated Appropriations Act of 2008, passed in December 2007, requires the establishment of mandatory GHG reporting requirements. On September 22, 2009, the EPA issued the Final Mandatory Reporting of GHGs Rule, which became effective January 1, 2010. The rule requires reporting of GHG emissions from large sources and suppliers in the U.S. and is intended to collect accurate and timely emissions data to inform future policy decisions. Under the rule, suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons per year (MT/yr) or more of GHG emissions are required to submit annual reports to the EPA.

NEW SOURCE REVIEW

The EPA issued a final rule on May 13, 2010, that establishes thresholds for GHGs that define when permits under the New Source Review Prevention of Significant Deterioration and Title V Operating Permit programs are required for new and existing industrial facilities. This final rule “tailors” the requirements of these CAA permitting programs to limit which facilities will be required to obtain Prevention of Significant Deterioration and Title V permits. In the preamble to the revisions to the Federal Code of Regulations, the EPA states:

“This rulemaking is necessary because without it the Prevention of Significant Deterioration and Title V requirements would apply, as of January 2, 2011, at the 100 or 250 tons per year levels provided under the CAA, greatly increasing the number of required permits, imposing undue costs on small sources, overwhelming the resources of permitting authorities, and severely impairing the functioning of the programs. EPA is relieving these resource burdens by phasing in the applicability of these programs to GHG sources, starting with the largest GHG emitters. This rule establishes two initial steps of the phase-in. The rule also commits the agency to take certain actions on future steps addressing smaller sources but excludes certain smaller sources from Prevention of Significant Deterioration and Title V permitting for GHG emissions until at least April 30, 2016.”

The EPA estimates that facilities responsible for nearly 70% of the national GHG emissions from stationary sources will be subject to permitting requirements under this rule. This includes the nation’s largest GHG emitters—power plants, refineries, and cement production facilities.

STANDARDS OF PERFORMANCE FOR GHG EMISSIONS FOR NEW STATIONARY SOURCES: ELECTRIC UTILITY GENERATING UNITS

As required by a settlement agreement, the EPA proposed new performance standards for emissions of CO₂ for new, affected, fossil fuel-fired electric utility generating units on March 27, 2012. New sources greater than 25 megawatts (MW) would be required to meet an output-based standard of 1,000 pounds (lbs) of CO₂ per MW-hour (MWh), based on the performance of widely used natural gas combined cycle technology. It should be noted that on February 9, 2016 the Supreme Court issued a stay of this regulation pending litigation. Additionally, the current EPA Administrator has also signed a measure to repeal the Clean Power Plan, including the CO₂

standards. The Clean Power Plan was officially repealed on June 19, 2019, when the EPA issued the final Affordable Clean Energy rule (ACE). Under ACE, new state emission guidelines were established that provided existing coal-fired electric utility generating units with achievable standards.

CAP-AND-TRADE

Cap-and-trade refers to a policy tool where emissions are limited to a certain amount and can be traded or provides flexibility on how the emitter can comply. Successful examples in the U.S. include the Acid Rain Program and the N₂O Budget Trading Program and Clean Air Interstate Rule in the northeast. There is no federal GHG cap-and-trade program currently; however, some states have joined to create initiatives to provide a mechanism for cap-and-trade.

The Regional GHG Initiative is an effort to reduce GHGs among the states of Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New York, Rhode Island, and Vermont. Each state caps CO₂ emissions from power plants, auctions CO₂ emission allowances, and invests the proceeds in strategic energy programs that further reduce emissions, save consumers money, create jobs, and build a clean energy economy. The Initiative began in 2008 and in 2020 has retained all participating states.

The Western Climate Initiative (WCI) partner jurisdictions have developed a comprehensive initiative to reduce regional GHG emissions to 15% below 2005 levels by 2020. The partners were originally California, British Columbia, Manitoba, Ontario, and Quebec. However, Manitoba and Ontario are not currently participating. California linked with Quebec's cap-and-trade system January 1, 2014, and joint offset auctions took place in 2015. The WCI has yet to publish whether it has successfully reached the 2020 emissions goal initiative set in 2007.

SMARTWAY PROGRAM

The SmartWay Program is a public-private initiative between the EPA, large and small trucking companies, rail carriers, logistics companies, commercial manufacturers, retailers, and other federal and state agencies. Its purpose is to improve fuel efficiency and the environmental performance (reduction of both GHG emissions and air pollution) of the goods movement supply chains. SmartWay is comprised of four components (22):

1. SmartWay Transport Partnership: A partnership in which freight carriers and shippers commit to benchmark operations, track fuel consumption, and improve performance annually.
2. SmartWay Technology Program: A testing, verification, and designation program to help freight companies identify equipment, technologies, and strategies that save fuel and lower emissions.
3. SmartWay Vehicles: A program that ranks light-duty cars and small trucks and identifies superior environmental performers with the SmartWay logo.
4. SmartWay International Interests: Guidance and resources for countries seeking to develop freight sustainability programs modeled after SmartWay.

SmartWay effectively refers to requirements geared towards reducing fuel consumption. Most large trucking fleets driving newer vehicles are compliant with SmartWay design requirements. Moreover, over time, all HDTs will have to comply with CARB GHG Regulation that is designed

with the SmartWay Program in mind, to reduce GHG emissions by making them more fuel-efficient. For instance, in 2015, 53 foot or longer dry vans or refrigerated trailers equipped with a combination of SmartWay-verified low-rolling resistance tires and SmartWay-verified aerodynamic devices would obtain a total of 10% or more fuel savings over traditional trailers.

Through the SmartWay Technology Program, the EPA has evaluated the fuel saving benefits of various devices through grants, cooperative agreements, emissions and fuel economy testing, demonstration projects and technical literature review. As a result, the EPA has determined the following types of technologies provide fuel saving and/or emission reducing benefits when used properly in their designed applications, and has verified certain products:

- Idle reduction technologies – less idling of the engine when it is not needed would reduce fuel consumption.
- Aerodynamic technologies minimize drag and improve airflow over the entire tractor-trailer vehicle. Aerodynamic technologies include gap fairings that reduce turbulence between the tractor and trailer, side skirts that minimize wind under the trailer, and rear fairings that reduce turbulence and pressure drop at the rear of the trailer.
- Low rolling resistance tires can roll longer without slowing down, thereby reducing the amount of fuel used. Rolling resistance (or rolling friction or rolling drag) is the force resisting the motion when a tire rolls on a surface. The wheel will eventually slow down because of this resistance.
- Retrofit technologies include things such as diesel particulate filters, emissions upgrades (to a higher tier), etc., which would reduce emissions.
- Federal excise tax exemptions.

2.7.2 CALIFORNIA

California has taken many steps to decrease GHG through Executive Orders, legislation, and regulations, not all of which apply to the Project. However, this section discusses all significant actions to present a robust description of state actions taken concerning Climate Change and GHG reduction.

2.7.2.1 ACTIONS TO REDUCE GHGs

The State of California legislature has enacted a series of bills that constitute the most aggressive program to reduce GHGs of any state in the nation and Executive Orders which provide guidance for some legislation and additional requirements applicable to state agencies only. Some legislation such as the landmark AB 32 was specifically enacted to address GHG emissions. Other legislation and regulations such as Title 24 and Title 20 energy standards were originally adopted for other purposes such as energy and water conservation, but also provide GHG reductions. This section describes the major actions.

EXECUTIVE ORDER S-3-05

Former California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following reduction targets for GHG emissions:

- By 2010, reduce GHG emissions to 2000 levels.

- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that will stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an executive order, the goals are not legally enforceable for local governments or the private sector and, as with all Executive Orders, do not apply to this Project. *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497.

EXECUTIVE ORDER S-13-08

Executive Order S-13-08 states that “climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California’s economy, to the health and welfare of its population and to its natural resources.” Pursuant to the requirements in the Order, the 2009 California Climate Adaptation Strategy (CNRA 2009) was adopted, which is the “...first statewide, multi-sector, region-specific, and information-based climate change adaptation strategy in the United States.” Objectives include analyzing risks of climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

EXECUTIVE ORDER S-01-07 – LCFS

Executive Order S-01-07, signed on January 18, 2007, mandates that a statewide goal shall be established to reduce the carbon intensity of California’s transportation fuels by at least 10% by 2020. In particular, the Executive Order established a LCFS and directed the Secretary for Environmental Protection to coordinate the actions of the CEC, CARB, the University of California, and other agencies to develop and propose protocols for measuring the “life-cycle carbon intensity” of transportation fuels. This analysis supporting development of the protocols was included in the State Implementation Plan for alternative fuels (State Alternative Fuels Plan adopted by CEC on December 24, 2007) and was submitted to CARB for consideration as an “early action” item under AB 32. CARB adopted the LCFS on April 23, 2009.

CARB approved the LCFS regulation in 2009 and began implementation on January 1, 2011. CARB approved some amendments to the LCFS in December 2011, which were implemented on January 1, 2013. In September 2015, CARB approved the re-adoption of the LCFS, which became effective on January 1, 2016, to address procedural deficiencies in the way the original regulation was adopted. In 2018, CARB approved amendments to the regulation, which included strengthening and smoothing the carbon intensity benchmarks through 2030 in-line with California’s 2030 GHG emission reduction target enacted through SB 32, adding new crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

EXECUTIVE ORDER B-30-15

The GHG reduction target of 40% below 1990 levels by 2030 in this 2015 Executive Order was subsequently codified in SB 32. It directs CARB to update the Climate Change Scoping Plan to

express the 2030 target in terms of MMTCO₂e. The Order also requires the state's climate adaptation plan to be updated every three years, and for the State to continue its climate change research program, among other provisions. As with Executive Order S-3-05, this Order is not legally enforceable for local governments and the private sector and does not apply to this Project.

EXECUTIVE ORDER B-55-18 AND SB 100

Executive Order B-55-18 and SB 100. SB 100 and Executive Order B-55-18 were signed in 2018. Before then, 25% of retail sales were required to be from renewable sources by December 31, 2016, 33% by December 31, 2020, 40% by December 31, 2024, 45% by December 31, 2027, and 50% by December 31, 2030. SB 100 raised California's RPS requirement to 50% renewable resources target by December 31, 2026 and established a 60% target by December 31, 2030. SB 100 also required that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030. In addition to targets under AB 32 and SB 32, Executive Order B-55-18 established a carbon neutrality goal for the state of California by 2045, and sets a goal to maintain net negative emissions thereafter. The Executive Order directed the California Natural Resources Agency (CNRA), California Environmental Protection Agency (CalEPA), the Department of Food and Agriculture (CDFA), and CARB to include sequestration targets in the Natural and Working Lands Climate Change Implementation Plan consistent with the carbon neutrality goal.

AB 32

In 2006, the California State Legislature enacted AB 32, the Global Warming Solutions Act, which requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. "GHGs" as defined under AB 32 include CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆. Since AB 32 was enacted, a seventh chemical, nitrogen trifluoride, has also been added to the list of GHGs. The Act required CARB to determine the 1990 statewide GHG emissions level and approve a statewide GHG emissions limit to be achieved by 2020 by adopting regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. CARB is the state agency charged with monitoring and regulating sources of GHGs.

CARB approved the 1990 GHG emissions level of 427 MMTCO₂e on December 6, 2007 (23). Therefore, emissions generated in California in 2020 were required to be equal to or less than 427 MMTCO₂e. Emissions in 2020 in a "business as usual" (BAU) scenario were estimated to be 596 MMTCO₂e, which do not account for reductions from AB 32 regulations (24). At that level, a 28.4% reduction was required to achieve the 427 MMTCO₂e 1990 inventory. In October 2010, CARB prepared an updated BAU 2020 forecast to account for the recession and slower forecasted growth. The forecasted inventory without the benefits of adopted regulation was then estimated at 545 MMTCO₂e. Therefore, under the updated forecast, a 21.7% reduction from BAU was required to achieve 1990 levels on a statewide basis (25).

SB 375 – THE SUSTAINABLE COMMUNITIES AND CLIMATE PROTECTION ACT OF 2008

Senate Bill (SB) 375 was signed into law on September 30, 2008. According to SB 375, the transportation sector is the largest contributor of GHG emissions, which emits over 40% of the total GHG emissions in California. SB 375 states, “Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32.” SB 375: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies.

SB 375 also requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) within the Regional Transportation Plan (RTP) that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region. SB 375 uses CEQA streamlining as an incentive to encourage residential projects, which help achieve AB 32 goals to reduce GHG emissions. SB 375 does not prevent CARB from adopting additional regulations.

Concerning CEQA, SB 375, as codified in Public Resources Code Section 21159.28, states that CEQA findings for certain projects are not required to reference, describe, or discuss (1) growth inducing impacts, or (2) any project-specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network, if the project:

1. Is in an area with an approved sustainable communities strategy or an alternative planning strategy that CARB accepts as achieving the GHG emission reduction targets.
2. Is consistent with that strategy (in designation, density, building intensity, and applicable policies).
3. Incorporates mitigation measures required by an applicable prior environmental document.

CARB 2008 SCOPING PLAN

The first Scoping Plan was adopted by CARB on December 11, 2008 (2008 Scoping Plan). The 2008 Scoping Plan contained measures designed to reduce the State’s emissions to 1990 levels by the year 2020 to comply with AB 32 (24). The 2008 Scoping Plan identified that GHG emissions in California are anticipated to be 596 MMTCO₂e in 2020. In December 2007, CARB approved a 2020 emissions limit of 472 MMTCO₂e for the state (24).

FIRST UPDATE TO THE SCOPING PLAN

CARB completed a five-year update to the 2008 Scoping Plan, as required by AB 32. The First Scoping Plan Update adopted May 22, 2014, highlights California’s progress toward meeting the near-term 2020 GHG reduction goals defined in the 2008 Scoping Plan. As part of the update, CARB recalculated the 1990 GHG emission levels with the updated AR4 GWPs, and the 427 MMTCO₂e 1990 emissions level and 2020 GHG emission limit, established in response to AB 32, are slightly higher at 431 MMTCO₂e (26).

2017 CLIMATE CHANGE SCOPING PLAN UPDATE (SECOND UPDATE) TO IMPLEMENT SB 32

In November 2017, CARB released the 2017 Scoping Plan Update, which implements the 2030 target of a 40% reduction below 1990 levels codified by SB 32. Key programs that the proposed Second Update builds upon include the Cap-and-Trade Regulation, the LCFS, and much cleaner cars, trucks and freight movement, utilizing cleaner, renewable energy, and strategies to reduce CH₄ emissions from agricultural and other wastes.

The 2017 Scoping Plan Update established a new emissions limit of 260 MMTCO₂e for the year 2030, which corresponds to a 40% decrease in 1990 levels by 2030.

California's climate strategy will require contributions from all sectors of the economy, including the land base, and will include enhanced focus on zero- and near-zero-emission (ZE/NZE) vehicle technologies; continued investment in renewables, including solar roofs, wind, and other distributed generation; greater use of low carbon fuels; integrated land conservation and development strategies; coordinated efforts to reduce emissions of short-lived climate pollutants (CH₄, black carbon, and fluorinated gases); and an increased focus on integrated land use planning to support livable, transit-connected communities, jobs-housing balance and conservation of agricultural and other lands. Requirements for direct GHG reductions at refineries will further support air quality co-benefits in neighborhoods, including in disadvantaged communities historically located adjacent to these large stationary sources, as well as efforts with California's local air pollution control and air quality management districts (air districts) to tighten emission limits on a broad spectrum of industrial sources. Major elements of the 2017 Scoping Plan framework include:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZEV buses and trucks.
- LCFS, with an increased stringency (18% by 2030).
- Implementing SB 350, which expands the RPS to 50% RPS and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of zero-emission vehicles (ZEV) trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy (SLPS), which focuses on reducing CH₄ and hydrofluorocarbon emissions by 40% and anthropogenic black carbon emissions by 50% by year 2030.
- Continued implementation of SB 375.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- 20% reduction in GHG emissions from refineries by 2030.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Note, however, that the 2017 Scoping Plan acknowledged that:

"[a]chieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project, however, and

the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA.”

In addition to the statewide strategies listed above, the 2017 Scoping Plan Update also identifies local governments as essential partners in achieving the State’s long-term GHG reduction goals and identifies local actions to reduce GHG emissions. As part of the recommended actions, CARB recommends that local governments achieve a community-wide goal to achieve emissions of no more than 6 metric tons of CO₂e (MTCO₂e) or less per capita by 2030 and 2 MTCO₂e or less per capita by 2050. For CEQA projects, CARB states that lead agencies may develop evidenced-based bright-line numeric thresholds—consistent with the Scoping Plan and the State’s long-term GHG goals—and projects with emissions over that amount may be required to incorporate on-site design features and mitigation measures that avoid or minimize project emissions to the degree feasible; or, may utilize a performance-based metric using a CAP or other plan to reduce GHG emissions is appropriate (27).

According to research conducted by the Lawrence Berkeley National Laboratory (LBNL) in 2015 and supported by CARB, California, was expected to (and subsequently did) meet the 2020 reduction targets under AB 32 (28) and could achieve the 2030 goals under SB 32. The research utilized a new, validated model known as the California LBNL GHG Analysis of Policies Spreadsheet (CALGAPS), which simulates GHG and criteria pollutant emissions in California from 2010 to 2050 in accordance to existing and anticipated future GHG-reducing policies. The CALGAPS model showed that, as of 2017, GHG emissions through 2020 could range from 317 to 415 MTCO₂e per year (MTCO₂e/yr), “indicating that existing state policies will likely allow California to meet its target [of 2020 levels under AB 32].” CALGAPS also showed that by 2030, emissions could range from 211 to 428 MTCO₂e/yr, indicating that “even if all modeled policies are not implemented, reductions could be sufficient to reduce emissions 40% below the 1990 level [of SB 32].” CALGAPS analyzed emissions through 2050 even though it did not generally account for policies that might be put in place after 2030. Although the research indicated that the emissions would not meet the State’s 80% reduction goal by 2050, various combinations of policies could allow California’s cumulative emissions to remain very low through 2050 (29) (30).

PROGRESS IN ACHIEVING AB 32 TARGETS AND REMAINING REDUCTIONS REQUIRED

The state has made steady progress in implementing AB 32 and achieving targets included in Executive Order S-3-05. The progress is shown in updated emission inventories prepared by CARB for 2000 through 2019 (31). The State has achieved the Executive Order S-3-05 target for 2010 of reducing GHG emissions to 2000 levels. As shown below, the 2010 emission inventory achieved this target.

- 1990: 427 MMTCO₂e (AB 32 2020 target)
- 2000: 468 MMTCO₂e
- 2010: 447.9 MMTCO₂e
- 2019: 418.2 MMTCO₂e (2020 target of 431 MMTCO₂e has been met)

AB 1493

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. Implementation of the regulation was delayed by lawsuits filed by automakers and by the EPA's denial of an implementation waiver. The EPA subsequently granted the requested waiver in 2009, which was upheld by the U.S. District Court for the District of Columbia in 2011.

The second phase of the implementation for the Pavley bill is currently in effect and was incorporated into Amendments to the Low-Emission Vehicle Program (LEV III) or the Advanced Clean Cars program. The Advanced Clean Car program combines the control of smog-causing pollutants and GHG emissions into a single coordinated package of requirements for model years 2017 through 2025. The regulation will reduce GHGs from new cars by 34% from 2016 levels by 2025. The new rules will clean up gasoline and diesel-powered cars, and deliver increasing numbers of zero-emission technologies, such as full battery electric cars, newly emerging plug-in hybrid electric vehicles (EV) and hydrogen fuel cell cars. The package will also ensure adequate fueling infrastructure is available for the increasing numbers of hydrogen fuel cell vehicles planned for deployment in California.

SB 350— CLEAN ENERGY AND POLLUTION REDUCTION ACT OF 2015

In October 2015, the legislature approved, and the Governor signed, SB 350, which reaffirms California's commitment to reducing its GHG emissions and addressing climate change. Key provisions include an increase in the RPS, higher energy efficiency requirements for buildings, initial strategies towards a regional electricity grid, and improved infrastructure for EV charging stations. Provisions for a 50% reduction in the use of petroleum statewide were removed from the Bill. Specifically, SB 350 requires the following to reduce statewide GHG emissions:

- Increase the amount of electricity procured from renewable energy sources from 33% to 50% by 2030, with interim targets of 40% by 2024, and 25% by 2027.
- Double the energy efficiency in existing buildings by 2030. This target will be achieved through the California Public Utility Commission (CPUC), the California Energy Commission (CEC), and local publicly owned utilities.
- Reorganize the Independent System Operator to develop more regional electrify transmission markets and to improve accessibility in these markets, which will facilitate the growth of renewable energy markets in the western United States.

SB 32/AB 197

On September 8, 2016, the Governor signed Senate Bill (SB) 32 and its companion bill, AB 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. SB 32 builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving the 2050 goal identified in S-3-05, which set a statewide GHG reduction target of 80% below 1990 levels. AB 197 created a legislative committee to oversee regulators to ensure that CARB not only responds to the Governor, but also the Legislature (32).

CAP-AND-TRADE PROGRAM

The Scoping Plan identified a Cap-and-Trade Program as one of the key strategies for California to reduce GHG emissions for certain sectors. According to CARB, a cap-and-trade program would help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020 and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors is established, and facilities subject to the cap would be able to trade permits to emit GHGs within the overall limit.

CARB adopted a California Cap-and-Trade Program pursuant to its authority under AB 32. See Title 17 of the CCR §§ 95800 to 96023. The Cap-and-Trade Program is designed to reduce GHG emissions from major sources (deemed “covered entities”) by setting a firm cap on statewide GHG emissions and employing market mechanisms to achieve AB 32’s emission-reduction mandate of returning to 1990 levels of emissions by 2020. The statewide cap for GHG emissions from the capped sectors (e.g., electricity generation, petroleum refining, and cement production) commenced in 2013 and will decline over time, achieving GHG emission reductions throughout the program’s duration. Land use projects such as the proposed Project are not directly subject to the Cap-and-Trade program; however sectors associated with land use development such as energy and fuel usage are deemed covered entities that would indirectly be subject to Cap-and-Trade.

Covered entities that emit more than 25,000 MTCO₂e/yr must comply with the Cap-and-Trade Program. Triggering of the 25,000 MTCO₂e/yr “inclusion threshold” is measured against a subset of emissions reported and verified under the California Regulation for the Mandatory Reporting of GHG Emissions (Mandatory Reporting Rule or “MRR”).

Under the Cap-and-Trade Program, CARB issues allowances equal to the total amount of allowable emissions over a given compliance period and distributes these to regulated entities. Covered entities are allocated free allowances in whole or part (if eligible), and may buy allowances at auction, purchase allowances from others, or purchase offset credits. Each covered entity with a compliance obligation is required to surrender “compliance instruments” (30) for each MTCO₂e of GHG they emit. There also are requirements to surrender compliance instruments covering 30% of the prior year’s compliance obligation by November of each year. An inherent feature of the Cap-and-Trade program is that it does not guarantee GHG emissions reductions in any discrete location or by any particular source. Rather, GHG emissions reductions are only guaranteed on an accumulative basis. As summarized by CARB in the First Update:

“The Cap-and-Trade Regulation gives companies the flexibility to trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more have to turn in more allowances or other compliance instruments. Companies that can cut their GHG emissions have to turn in fewer allowances. But as the cap declines, aggregate emissions must be reduced. In other words, a covered entity theoretically could increase its GHG emissions every year and still comply with the Cap-and-Trade Program if there is a reduction in GHG emissions from other covered entities. Such a focus on aggregate GHG emissions

is considered appropriate because climate change is a global phenomenon, and the effects of GHG emissions are considered cumulative (CARB 2014)."

The Cap-and-Trade Program works with other direct regulatory measures and provides an economic incentive to reduce emissions. If California's direct regulatory measures reduce GHG emissions more than expected, then the Cap-and-Trade Program will be responsible for relatively fewer emissions reductions. If California's direct regulatory measures reduce GHG emissions less than expected, then the Cap-and-Trade Program will be responsible for relatively more emissions reductions. Thus, the Cap-and-Trade Program assures that California will meet its 2020 GHG emissions reduction mandate:

"The Cap-and-Trade Program establishes an overall limit on GHG emissions from most of the California economy—the "capped sectors." Within the capped sectors, some of the reductions are being accomplished through direct regulations, such as improved building and appliance efficiency standards, the [Low Carbon Fuel Standard] LCFS, and the 33% [Renewables Portfolio Standard] RPS. Whatever additional reductions are needed to bring emissions within the cap is accomplished through price incentives posed by emissions allowance prices. Together, direct regulation and price incentives assure that emissions are brought down cost-effectively to the level of the overall cap. The Cap-and-Trade Regulation provides assurance that California's 2020 limit will be met because the regulation sets a firm limit on 85% of California's GHG emissions. In sum, the Cap-and-Trade Program will achieve aggregate, rather than site specific or project-level, GHG emissions reductions. Also, due to the regulatory architecture adopted by CARB in AB 32, the reductions attributed to the Cap-and-Trade Program can change over time depending on the State's emissions forecasts and the effectiveness of direct regulatory measures (26)."

As of January 1, 2015, the Cap-and-Trade Program covered approximately 85% of California's GHG emissions. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program.

The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and from combustion of other fossil fuels not directly covered at large sources in the Program's first compliance period. While the Cap-and-Trade Program technically covered fuel suppliers as early as 2012, they did not have a compliance obligation (i.e., they were not fully regulated) until 2015. The Cap-and-Trade Program covers the GHG emissions associated with the combustion of transportation fuels in California, whether refined in-state or imported. The point of regulation for transportation fuels is when they are "supplied" (i.e., delivered into commerce). Accordingly, as with stationary source GHG emissions and GHG emissions attributable to electricity use, virtually all, if not all, of GHG emissions from CEQA projects associated with VMT are covered by the Cap-and-Trade Program (33). In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping

Plan states that the inclusion of these emissions within the Program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. “Uncapped” strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional GHG emission reductions.³

AB 1279

AB 1279 was approved on September 16, 2022. AB 1279, referred to as the California Climate Crisis Act, declares that the state achieve a net zero greenhouse gas emissions no later than 2045, and achieve and maintain a net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide greenhouse gas emissions are reduced to at least 85% below 1990 levels.

2.7.3.3 CALIFORNIA REGULATIONS AND BUILDING CODES

California has a long history of adopting regulations to improve energy efficiency in new and remodeled buildings. These regulations have kept California’s energy consumption relatively flat even with rapid population growth.

TITLE 20 CCR

CCR, Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608: Appliance Efficiency Regulations regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. Twenty-three categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment (CEC 2012).

TITLE 24 CCR

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. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The most recent update to the

³ On March 17, 2011, the San Francisco Superior Court issued a final decision in *Association of Irrigated Residents v. California Air Resources Board* (Case No. CPF-09-509562). While the Court upheld the validity of CARB Scoping Plan for the implementation of AB 32, the Court enjoined CARB from further rulemaking under AB 32 until CARB amends its CEQA environmental review of the Scoping Plan to address the flaws identified by the Court. On May 23, 2011, CARB filed an appeal. On June 24, 2011, the Court of Appeal granted CARB’s petition staying the trial court’s order pending consideration of the appeal. In the interest of informed decision-making, on June 13, 2011, CARB released the expanded alternatives analysis in a draft Supplement to the AB 32 Scoping Plan Functional Equivalent Document. CARB Board approved the Scoping Plan and the CEQA document on August 24, 2011.

California Energy Code was adopted on August 11, 2021. Buildings whose permit applications are submitted after January 1, 2023 must comply with the 2022 Energy Code.

The 2022 California Energy Code includes the following updates relevant to the proposed Project:

- In warehouse aisles and open spaces, occupant sensing lighting that dims to at least 50 percent when areas are unoccupied (4.130.1.C).
- Space conditioning systems for office spaces in warehouses must utilize a heat pump for all climate zones (5.140.4.A).

CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011, and is administered by the California Building Standards Commission.

CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that will be effective on January 1, 2023.

The Title 24 standards will result in less energy use, thereby reducing GHG emissions associated with energy consumption in the South Coast Air Basin (SCAB) and across the State of California.

The CEC anticipates that the 2022 energy code will provide \$1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons statewide (34). The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made. These require, among other items (35):

NONRESIDENTIAL MANDATORY MEASURES

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking for clean air vehicles. In new projects or additions to alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- EV charging stations. New construction shall facilitate the future installation of EV supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load. The number of spaces to be provided for is contained in Table 5.106.5.3.3 (5.106.5.3). Additionally, Table 5.106.5.4.1 specifies requirements for the installation of raceway conduit and panel power requirements for medium- and heavy-duty electric vehicle supply equipment for warehouses, grocery stores, and retail stores.
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Table 5.106.8 (5.106.8).

- Construction waste management. Recycle and/or salvage 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).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
 - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
 - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combine flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
 - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor potable water uses in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).
- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gallons per day (GPD) (5.303.1.1 and 5.303.1.2).
- Outdoor water uses in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3).
- Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2).

MWELO

The MWELO was required by AB 1881, the Water Conservation Act. The bill required local agencies to adopt a local landscape ordinance at least as effective in conserving water as the Model Ordinance by January 1, 2010. Reductions in water use of 20% consistent with (SBX-7-7) 2020 mandate are expected upon compliance with the ordinance. New development projects that include landscape areas of 500 sf or more are subject to the Ordinance. The update requires:

- More efficient irrigation systems;
- Incentives for graywater usage;
- Improvements in on-site stormwater capture;
- Limiting the portion of landscapes that can be planted with high water use plants; and
- Reporting requirements for local agencies.

CARB REFRIGERANT MANAGEMENT PROGRAM

CARB adopted a regulation in 2009 to reduce refrigerant GHG emissions from stationary sources through refrigerant leak detection and monitoring, leak repair, system retirement and retrofitting, reporting and recordkeeping, and proper refrigerant cylinder use, sale, and disposal. The regulation is set forth in sections 95380 to 95398 of Title 17, CCR. The rules implementing the regulation establish a limit on statewide GHG emissions from stationary facilities with refrigeration systems with more than 50 pounds of a high GWP refrigerant. The refrigerant management program is designed to (1) reduce emissions of high-GWP GHG refrigerants from leaky stationary, non-residential refrigeration equipment; (2) reduce emissions from the installation and servicing of refrigeration and air-conditioning appliances using high-GWP refrigerants; and (3) verify GHG emission reductions.

TRACTOR-TRAILER GHG REGULATION

The tractors and trailers subject to this regulation must either use EPA SmartWay certified tractors and trailers or retrofit their existing fleet with SmartWay verified technologies. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. These owners are responsible for replacing or retrofitting their affected vehicles with compliant aerodynamic technologies and low rolling resistance tires. Sleeper cab tractors model year 2011 and later must be SmartWay certified. All other tractors must use SmartWay verified low rolling resistance tires. There are also requirements for trailers to have low rolling resistance tires and aerodynamic devices.

PHASE I AND 2 HEAVY-DUTY VEHICLE GHG STANDARDS

In 2013, CARB adopted a regulation for GHG emissions from HDTs and engines sold in California. It establishes GHG emission limits on truck and engine manufacturers and harmonizes with the EPA rule for new trucks and engines nationally. Existing heavy-duty vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies (i.e., the Heavy-Duty Tractor-Trailer GHG Regulation), and in-

use fleet retrofit requirements such as the Truck and Bus Regulation. In 2011, the EPA adopted its rule for HDTs and engines which has compliance requirements for new compression and spark ignition engines, as well as trucks from Class 2b through Class 8. Compliance requirements begin with model year 2014 with stringency levels increasing through model year 2018. The rule organizes truck compliance into three groupings, which include a) heavy-duty pickups and vans; b) vocational vehicles; and c) combination tractors. The EPA rule does not regulate trailers.

CARB staff has worked jointly with the EPA and the NHTSA on the next phase of federal GHG emission standards for medium-duty trucks (MDT) and HDT vehicles, called federal Phase 2. The federal Phase 2 standards were built on the improvements in engine and vehicle efficiency required by the Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later model year HDT vehicles, including trailers.

In February 2019, the OAL approved the Phase 2 Heavy-Duty Vehicle GHG Standards and became effective April 1, 2019. The Phase 2 GHG standards are needed to offset projected VMT growth and keep heavy-duty truck CO₂ emissions declining. The federal Phase 2 standards establish for the first time, federal emissions requirements for trailers hauled by heavy-duty tractors. The federal Phase 2 standards are more technology-forcing than the federal Phase 1 standards, requiring manufacturers to improve existing technologies or develop new technologies to meet the standards. The federal Phase 2 standards for tractors, vocational vehicles, and heavy-duty pick-up trucks and vans (PUVs) will be phased-in from 2021-2027; additionally for trailers, the standards are phased-in from 2018 (2020 in California) through 2027 (36).

SB 97 AND THE CEQA GUIDELINES UPDATE

Passed in August 2007, SB 97 added Section 21083.05 to the Public Resources Code. The code states “(a) On or before July 1, 2009, the Office of Planning and Research (OPR) shall prepare, develop, and transmit to the Resources Agency guidelines for the mitigation of GHG emissions or the effects of GHG emissions as required by this division, including, but not limited to, effects associated with transportation or energy consumption. (b) On or before January 1, 2010, the Resources Agency shall certify and adopt guidelines prepared and developed by the OPR pursuant to subdivision (a).” Section 21097 was also added to the Public Resources Code. It provided CEQA protection until January 1, 2010, for transportation projects funded by the Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006 or projects funded by the Disaster Preparedness and Flood Prevention Bond Act of 2006, in stating that the failure to analyze adequately the effects of GHGs would not violate CEQA.

On December 28, 2018, the *CEQA Guidelines* were amended to reference climate change and provide guidance to public agencies regarding the analysis and mitigation of the effects of GHG emissions in CEQA documents. CEQA Guidelines section 15064.4 affords lead agencies the discretion to determine for each project whether to quantify greenhouse gas emissions and/or rely on a qualitative analysis or performance based standards; in determining the significance of a project’s greenhouse gas emissions, the lead agency should consider factors, among others, including (1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting, (2) the extent to which the project complies

with regulations or requirements adopted to implement a regional or local plan for the reduction or mitigation of greenhouse gas emissions.

2.7.4 REGIONAL

The project is within the SCAB, which is under the jurisdiction of the SCAQMD.

SCAQMD

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold that could be applied by lead agencies. The working group has not provided additional guidance since release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds which remain interim. The interim thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions⁴. Although this Tier proposed specific screening thresholds for residential/commercial, industrial, and mixed use, they were never adopted by SCAQMD.
- Tier 4 has the following options:
 - Option 1: Reduce Business-as-Usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - Option 3: 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e per SP per year for projects and 6.6 MTCO₂e per SP per year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e per SP per year for projects and 4.1 MTCO₂e per SP per year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

⁴ Amortizing construction emissions over 30 years is also consistent with the methodology described in Riverside County's *Greenhouse Gas Emissions Screening Tables* March 2019.

The SCAQMD's interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO₂ concentrations at 450 ppm, thus stabilizing global climate.

SCAQMD Regulation XXVII, adopted in 2009 includes the following rules:

- Rule 2700 defines terms and post global warming potentials.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

On May 8, 2021, South Coast AQMD adopted Warehouse Indirect Source Rule 2305, which includes the Warehouse Actions and Investments to Reduce Emissions Program (WAIRE), and Rule 316. Rule 2305 establishes for the first time a regulatory program designed to reduce air pollution (and indirect GHG emissions) caused by warehouse-related activities and is focused on emissions from vehicles that service large warehouses. Rule 316 establishes a fee system to support the Rule 2305 program on an ongoing basis. Rules 2305 and 316 apply to operators and owners of existing and new warehouses with floor space greater than or equal to 100,000 square feet within a single building (i.e., large warehouses). Rules 2305 and 316 require such operators and owners to annually take actions with respect to their warehouses that either reduce emissions regionally and locally or facilitate emission reductions. Specifically, owners and operators must "earn" a specific number of WAIRE Points. However, warehouse owners are only required to earn WAIRE Points if they are also a warehouse operator. If a warehouse owner is not an operator, they are not required to earn WAIRE Points even if the operator in their warehouse does not earn the required number of WAIRE Points. Warehouse owners are only required to submit a Warehouse Operations Notification to the SCAQMD.

The number of WAIRE Points required for a specific operator is based on the intensity of operations (i.e., number of truck trips and type of trucks) at each of their warehouses every year. The required points are known as the WAIRE Points Compliance Obligation (WPCO). The WPCO is calculated based on a 12-month survey of truck trips entering or exiting the site, the truck data is weighted based on the types of trucks, and activity is projected for the next year. Thus, the WAIRE Points pay for the prior year's emissions based on points earned in subsequent years.

WAIRE Points are earned by implementing a menu of items including purchasing/renting/leasing near-zero (NZE) and zero emission (ZE) yard equipment and/or trucks, installing on-site ZE fueling stations, and proving on-site solar PV systems that are intended to offset or reduce warehouse emissions. Owners and operators may also implement custom WAIRE plans for individual facilities, subject to South Coast AQMD approval; or pay mitigation fees to have the SCAQMD implement measures within the SCAB. Owners and operators that over-comply may transfer excess WAIRE Points earned in one year to a subsequent year or may transfer WAIRE points to another site within their control. WAIRE Points cannot be transferred to other operators and expire after 3 years. Rule 2305 also requires reporting information about facility operations and

recordkeeping. Rule 316 is the companion rule to Rule 2305 and establishes the administrative fees that Rule 2305 warehouse owners and operators must pay to support South Coast AQMD compliance activities.

While the Project proponent may be defined as a warehouse owner and would submit a Warehouse Operation Notice(s), as required, the Project proponent does not intend to be the warehouse operator and has no knowledge of the future operations. Thus, the specific information required by Rule 2305 for calculating the WPCO is unavailable, and the necessary number of points is unknown. Finally, The WAIRE points expire after 3 years and are based on actions of future operators and are thus temporary and could not be calculated. Therefore, even though the WAIRE program will reduce emissions for warehouse activities in the region, no emission reductions from the WAIRE Program can be calculated for this analysis.

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. It provides guidance as to how to address GHG emissions in CEQA analysis and determine the significance of project related GHG emissions based on Riverside County emissions targets and providing GHG reductions locally. It addresses GHG emissions reductions in connection with AB 32 and SB 32 and regulations developed based on those statutes to address climate change. The CAP determined a baseline GHG emissions inventory, and calculated percentage reductions needed to meet 2020, 2030, and 2050 reduction goals. The CAP focused on and quantified source emissions categories of: (1) on road transportation, (2) agriculture, (3) electricity, (4) natural gas, (5) solid waste, (6) water and wastewater, (7) aviation, (8) off-road sources. After identifying the sources of emissions, the CAP details reduction strategies to meet the reduction targets. For new development, a series of mitigation measures were 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.

Conducting a project analysis under the CAP and satisfying its requirements thus complies with the Supreme Court's decision in *Center for Biological Diversity v. CDFW* (2015) 62 Cal.4th 204 and CEQA Guidelines section 15183.5. The CAP was prepared to address emissions associated with sources under Riverside County's jurisdiction (which includes the Project site), based on the premise that Riverside County's emission reduction efforts can best be accomplished locally by coordinating with and implementing the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner.

In 2016, Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society challenged particular aspects of the 2015 CAP related to commitments to 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 solar, EV chargers, LED traffic signals, and periodic updates that enhance the CAP goals and maintain the

County's Land Use authority. 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 that correlate with and support evolving State GHG emissions reduction goals and strategies beyond that year. The CAP Update includes reduction targets for year 2030 and anticipated targets for year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Adjusted Business As Usual (ABAU)⁵ scenario by 2030 and at least 2,982,948 MT CO₂e below the ABAU scenario by 2050 (CAP Update, p.7-1)

To evaluate consistency with the CAP Update, the County has implemented CAP Update Screening Tables (Screening Tables) to assess whether the project will reduce GHG emissions attributable to certain design and construction measures incorporated in development projects to less than significant. To this end, the Screening Tables establish categories of GHG Implementation Measures. Under each Implementation Measure category, mitigation or project design features (collectively "features") are assigned point values that correspond to the minimum GHG emissions reduction that would result from each feature. By calculating the total emissions reduction needed and the emissions reduction obtained through the measures identified in the point system, the CAP determined that each point is the equivalent of 0.0322 MT CO₂e in reductions per 1,000 square feet of gross commercial/industrial building area. 2019 CAP at D-3. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. The potential for such projects to generate direct or indirect GHG emissions that would result in a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs would be considered less-than-significant.

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 (37).

The CAP Update also provides specifies that if a Project yields 100 points on the screening tables, it has met emissions reductions equal to or greater the GHG efficiency identified in the CAP (25% from a 2020 scenario⁶), and the proposed Project is determined to be consistent with the GHG

⁵ ABAU Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).

⁶ See Flowchart on p. A-1 of Appendix D from the Riverside County CAP, which identifies a 25% reduction target for 2030 from 2019 conditions. (35)

reductions planned for in the County's GHG Technical Report. Using this approach, a project also would be consistent with the CAP Update and considered to have a less than significant cumulative impact on GHG emissions.

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 project population growth, household and employment growth, and transportation needs in the SCAG region by year 2045. 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.

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3 PROJECT GHG EMISSIONS

3.1 MODELS EMPLOYED TO CALCULATE GHG EMISSIONS

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 California Emissions Estimator Model (CalEEMod) Version 2020.4.0, which incorporates mobile-source emission factors from EMFAC2017. The purpose of this model is to calculate construction-source and operational-source criteria pollutants and GHG emissions from direct and indirect sources; and then to be able to quantify applicable air quality and GHG reductions achieved from mitigation measures (38). Accordingly, the latest version of CalEEMod has been used for this Project to determine GHG emissions. Output from the model runs for construction and operational activity are provided in Appendices 3.1 through 3.5. CalEEMod includes GHG emissions from the following source categories: construction, area sources, energy, mobile, waste, water.

3.2 LIFE-CYCLE ANALYSIS NOT REQUIRED

A full life-cycle analysis (LCA) for construction and operational activity is not included in this analysis due to the lack of consensus guidance on LCA methodology at this time (39). Life-cycle analysis (i.e., assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the Project development, infrastructure and on-going operations) depends on emission factors or econometric factors that are not well established for all processes. At this time, an LCA would be extremely speculative and thus has not been prepared.

The SCAQMD recommends analyzing direct and indirect project GHG emissions generated within California and not life-cycle emissions because the life-cycle effects from a project could occur outside of California, might not be very well understood or documented, and would be challenging to mitigate (40). Additionally, the science to calculate life cycle emissions is not yet established or well defined; therefore, SCAQMD has not recommended, and is not requiring, life-cycle emissions analysis.

3.3 CONSTRUCTION EMISSIONS

3.3.1 CONSTRUCTION ACTIVITIES

Project construction activities would generate CO₂ and CH₄ emissions. The report *Beaumont Pointe Air Quality Impact Analysis Report* (AQIA) contains detailed information regarding Project construction activities (41). As discussed in the AQIA, Construction related emissions are expected from the following construction activities and are presented below in Table 3-1.

TABLE 3-1: CONSTRUCTION ACTIVITIES

Area	Phase Name
Grading Phase 1	Grading (including Blasting)
Grading Phase 2	Grading (including Blasting)
Grading Phase 3	Grading (including Blasting)
Industrial Building 1	Building Construction
	Paving
	Architectural Coating
Industrial Buildings 2 & 3	Building Construction
	Paving
	Architectural Coating
Industrial Buildings 4 & 5	Building Construction
	Paving
	Architectural Coating
Commercial Buildings	Building Construction
	Paving
	Architectural Coating

3.3.2 CONSTRUCTION DURATION

Construction is expected to commence in May 2022 and will last through January 2027. The construction schedule utilized in the analysis, shown in Table 3-2, represents a conservative analysis should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent⁷. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (42).

⁷ As shown in the CalEEMod User's Guide Version 2016.3.2, Section 4.3 "OFFROAD Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

TABLE 3-2: CONSTRUCTION DURATION

Phase	Phase Name	Start Date	End Date	Days
Phase 1	Grading (Including Blasting)	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	Grading (including Blasting)	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	Grading (including Blasting)	06/03/2024	06/13/2025	270
	Building Construction	09/02/2024	01/31/2027	630
	Paving	12/16/2025	01/31/2027	294
	Architectural Coating	04/30/2025	01/31/2027	458

3.3.3 CONSTRUCTION EQUIPMENT

A summary of construction equipment by phase is provided at Table 3-3. Consistent with industry standards and typical construction practices, each piece of equipment listed in Table 3-4 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 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (1 OF 3)

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

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (2 OF 3)

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 1	Industrial Building 1	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
			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

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS (3 OF 3)

Phase	Area	Construction Activity	Equipment	Amount	Hours Per Day
Phase 3	Industrial Buildings 4 & 5	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

3.3.4 CONSTRUCTION EMISSIONS SUMMARY

For construction phase Project emissions, GHGs are quantified and amortized over 30 years, the economic life of a development project. To amortize the emissions over the life of the Project, the SCAQMD recommend calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions⁸ (40). As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions are presented in Table 3-4.

⁸ Amortizing construction emissions over 30 years is consistent with the methodology described in Riverside County's *Greenhouse Gas Emissions Screening Tables* March 2019.

TABLE 3-4: AMORTIZED ANNUAL CONSTRUCTION EMISSIONS

Year	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e ⁹
2022	3,305.10	0.79	0.07	3,345.17
2023	7,752.21	1.29	0.28	7,867.53
2024	8,606.26	1.55	0.33	9,391.26
2025	10,980.38	1.33	0.50	11,161.34
2026	3,991.36	0.44	0.18	4,057.00
2027	193.33	0.03	0.01	195.99
Total Annual Construction Emissions	34,828.64	5.42	1.36	36,018.28
Amortized Construction Emissions (MTCO₂e)	1,160.95	0.18	0.05	1,200.61

3.4 OPERATIONAL EMISSIONS

Operational activities associated with the Project will result in emissions of CO₂, CH₄, and N₂O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- On-Site Cargo Handling Equipment Emissions
- Transportation Refrigeration Units (TRU) Emissions
- Water Supply, Treatment, and Distribution
- Solid Waste

Operational emissions generated by the proposed Project at full buildout (i.e., 2027) are used to indicate the total amount of GHG emissions for on-going operational emissions. Emissions will be generated when Phase 1 and Phase 2 of the Project become operational. Phase 1 GHG emissions will commence in 2023 when Phase 1 becomes operational and are estimated to be 17,296.43 MT CO₂e per year. Phase 1 and Phase 2 combined emissions are estimated to be 58,708.70 MT CO₂e per year beginning in 2025 when Phase 2 is completed and becomes operational. The emissions sources from Phase 1 and Phase 2 are the same as for full build out at Phase 3. The same project design features and individual mitigation measures will be implemented for Phase 1 and Phase 2 operations as each is built and occupied as shown for Phase 3. Because total emissions are lower in Phase 1 and Phase 2 than in total buildout in Phase 3 which becomes operational in 2027, reporting emissions from Project at full buildout is more conservative since the Project at full buildout would result in more total emissions than either Phase 1 or Phase 2

⁹ CalEEMod reports the most common GHGs emitted which include CO₂, CH₄, and N₂O. These GHGs are then converted into the CO₂e by multiplying the individual GHG by the GWP.

alone or combined. As such, the analysis conservatively reports emissions totals associated with the Project.

3.4.1 AREA SOURCE EMISSIONS

LANDSCAPE MAINTENANCE EQUIPMENT

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in CalEEMod. Detailed information regarding how emissions generated from landscape maintenance equipment can be found in *Appendix A: Calculation Details for CalEEMod* (43).

3.4.2 ENERGY SOURCE EMISSIONS

COMBUSTION EMISSIONS ASSOCIATED WITH NATURAL GAS AND ELECTRICITY

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building; the building energy use emissions do not include street lighting¹⁰. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. It should be noted that for the industrial components of the proposed Project, CalEEMod default parameters were used. Detailed information regarding how combustion emissions associated with natural gas and electricity can be found in *Appendix A: Calculation Details for CalEEMod* (43).

3.4.3 MOBILE SOURCE EMISSIONS

The Project related GHG emissions derive primarily from vehicle trips associated with the Project, including employee trips, truck trips, and commercial trips to and from the site associated with the proposed uses.

PASSENGER VEHICLE TRIP LENGTH AND FLEET MIX

Mobile-source emissions related to passenger vehicles were calculated utilizing trip generation rates available in the TA and assuming a 17.54-mile trip length derived from the regional travel demand model (RIVTAM) for all commute-based trip lengths, the 17.54-mile trip length is more conservative than the CalEEMod default trip length of 16.6-miles. For all commercial uses, the CalEEMod defaults for fleet mix and for all non-work-based trip lengths were utilized.

For the proposed industrial uses, it is important to note that although the TA does not breakdown passenger cars by type, this analysis assumes that passenger cars include Light-Duty-Auto

¹⁰ The CalEEMod emissions inventory model does not include indirect emission related to street lighting. Indirect emissions related to street lighting are expected to be negligible and cannot be accurately quantified at this time as there is insufficient information as to the number and type of street lighting that would occur.

vehicles (LDA), Light-Duty-Trucks (LDT1¹¹ & LDT2¹²), Medium-Duty-Vehicles (MDV), and Motorcycles (MCY) vehicle types which is based on the CalEEMod default fleet mix for the operational year and a ratio of the LDA, LDT1, LDT2, MDV, and MCY vehicle classes. As such, the following fleet mix was utilized in this analysis for passenger cars associated with the industrial land uses:

TABLE 3-5: INDUSTRIAL USES PASSENGER CAR FLEET MIX

Land Use	Vehicle Type	%
High-Cube Fulfillment Center/ High-Cube Cold Storage / General Light Industrial	LDA	58.45
	LDT1	6.10
	LDT2	18.68
	MDV	14.63
	MCY	2.54

Note: The Project-specific passenger car fleet mix used in this analysis is based on a proportional split utilizing the default CalEEMod percentages assigned to LDA, LDT1, LDT2, MDV, and MCY vehicle types.

TRUCK TRIP LENGTH AND FLEET MIX

To determine emissions from trucks for the proposed industrial uses, the analysis incorporated the SCAQMD recommended truck trip length of 40 miles¹³ and an assumption of 100% primary trips for the proposed industrial land uses. In order to be consistent with the TA, trucks are broken down by truck type. The truck fleet mix is estimated by rationing the trip rates for each truck type based on information provided in the TA. Heavy trucks are broken down by truck type (or axle type) and are categorized as either Light-Heavy-Duty Trucks (LHDT1¹⁴ & LHDT2¹⁵)/2-axle, Medium-Heavy-Duty Trucks (MHDT)/3-axle, and Heavy-Heavy-Duty Trucks (HHDT)/4+-axle, by operational year. To account for emissions generated by trucks, the following fleet mix was utilized in this analysis:

TABLE 3-6: INDUSTRIAL TRUCK FLEET MIX

Land Use	Vehicle Type	%
High-Cube Fulfillment Center	LHDT1	8.32
	LHDT2	2.36
	MHDT	10.68
	HHDT	78.64
High-Cube Cold Storage	LHDT1	17.50

¹¹ 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.

¹² Vehicles under the LDT2 category have a GVWR of less than 6,000 lbs. and ETW between 3,751 lbs. and 5,750 lbs.

¹³ The average trip length for heavy trucks were based on the SCAQMD documents for the implementation of the Facility-Based Mobile Source Measures (FBMSMs) adopted in the 2016 AQMP. SCAQMD's "Preliminary Warehouse Emission Calculations" cites 39.9-mile trip length for heavy-heavy trucks (41). As a conservative measure, a trip length of 40 miles has been utilized for all trucks for the purpose of this analysis (39)

¹⁴ Vehicles under the LHDT1 category have a GVWR of 8,501 to 10,000 lbs.

¹⁵ Vehicles under the LHDT2 category have a GVWR of 10,001 to 14,000 lbs.

Land Use	Vehicle Type	%
	LHDT2	4.97
	MHDT	8.99
	HHDT	68.54
General Light Industrial	LHDT1	29.00
	LHDT2	8.22
	MHDT	18.42
	HHDT	44.36

Note: Project-specific truck fleet mix is based on the number of trips generated by each truck type (LHDT1, LHDT2, MHDT, and HHDT) relative to the total number of truck trips.

3.4.4 ON-SITE CARGO HANDLING EQUIPMENT EMISSIONS

It is common for industrial warehouse buildings to require cargo handling equipment to move empty containers and empty chassis to and from the various pieces of cargo handling equipment that receive and distribute containers. Based on SCAQMD survey data, 3.6 pieces of cargo handling equipment (CHE) were required for every 1 million square feet of space. As such, for purposes of this analysis, it is assumed that Phase 1 would require up to five (5) pieces of CHE, Phase 2 would require up to eighteen (18) pieces of CHE, and Phase 3 would require up to eighteen (18) pieces of CHE for a total of forty-one (41) pieces of CHE operating at Project buildout. For analytical purposes, it is assumed that each CHE would include an engine with approximately 200 horsepower (hp), be powered by compressed natural gas or gasoline and operate approximately 4 hours a day¹⁶ for 365 days of the year.

3.4.5 TRU EMISSIONS

In order to account for the possibility of refrigerated uses, trucks associated with the cold-storage land use are assumed to also have Transport Refrigeration Units (TRUs). For modeling purposes, 74 two-way truck trips have been estimated to include TRUs (e.g., all truck trips that would be associated with up to 100,000 sf of High-Cube Cold Storage use, as summarized in the *Beaumont Pointe Trip Generation Assessment* (44)). TRUs are accounted for during on-site and off-site travel. The TRU calculations are based on the 2017 Off-road Emissions model, version 1.0.1 (Orion), developed by the CARB. Orion does not provide emission rates per hour or mile as with the on-road emission model and only provides emission inventories. Emission results are produced in tons per day while all activity, fuel consumption and horsepower hours were reported at annual levels. The emission inventory is based on specific assumptions including the average horsepower rating of specific types of equipment and the hours of operation annually. These assumptions are not always consistent with assumptions used in the modeling of project level emissions. Therefore, the emissions inventory was converted into emission rates to accurately calculate emissions from TRU operation associated with project level details. This was

¹⁶ Based on Table II-3, Port and Rail Cargo Handling Equipment Demographics by Type, from CARB's Technology Assessment: Mobile Cargo Handling Equipment document, a single piece of equipment could operate up to 2 hours per day (Total Average Annual Activity divided by Total Number Pieces of Equipment). As such, the analysis conservatively assumes that the tractor/loader/backhoe would operate up to 4 hours per day.

accomplished by converting the annual horsepower hours to daily operational characteristics and converting the daily emission levels into hourly emission rates based on the total emission of each criteria pollutant by equipment type and the average daily hours of operation.

3.4.6 WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. For purposes of analysis, Project water usage was calculated based on the *Water Supply Assessment for Beaumont Pointe* (45). Wastewater usage was calculated based on CalEEMod defaults, see *Appendix A: Calculation Details for CalEEMod* (43) for more information.

3.4.7 SOLID WASTE

Industrial and commercial land uses will result in the generation and disposal of solid waste. A percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by CalEEMod using default parameters. Detailed information regarding how emissions generated from solid waste can be found in *Appendix A: Calculation Details for CalEEMod* (43).

3.5 EMISSIONS SUMMARY

PROJECT DESIGN FEATURES

The Project applicant proposes the following Project Design Features (PDFs) that would be incorporated into the Project design and constructed or implemented as part of the Project. PDFs are specific design and/or operational characteristics proposed by the Project Applicant that are incorporated into the Project.

- | | |
|-----------|--|
| PDF GHG-1 | Office space within the warehouses shall be insulated with a minimum R-13 value in the walls and R-30 in the attic, all windows will have a minimum 0.57 U-factor and 0.32 SHGC or greater. |
| PDF GHG-2 | All roofs within the Project shall be rated at 0.15 aged solar reflectance and 0.75 thermal emittance or greater. |
| PDF GHG-3 | Occupant sensing lighting that dims to at least 50 percent when unoccupied shall be within the interior areas of warehouses. All interior lighting shall be LED lighting with 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15-40 watt fixtures, and 60 lumens/watt for all fixtures exceeding 40 watts. |
| PDF GHG-4 | Office space heating within warehouses must utilize heat pumps with ducting insulation of R-4.2 or greater. |

PDF GHG-5 Tenant lease agreements for the Proposed Project shall include contractual language restricting trucks and support equipment from nonessential idling longer than 5 minutes while on site in compliance with the City of Beaumont Idling Ordinance.

The annual GHG emissions associated with the operation of the proposed Project under Project Buildout scenario (Year 2027) Without Mitigation are estimated to be approximately 63,911.07 MT CO₂e per year as summarized in Table 3-7.

TABLE 3-7: 2027 PROJECT BUILDOUT GHG EMISSIONS (WITHOUT MITIGATION)

Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	1,160.95	0.18	0.05	1,200.61
Area Source	0.42	0.00	0.00	0.45
Energy Source	7,645.45	0.42	0.10	7,685.89
Mobile Source	48,944.03	1.29	5.53	50,624.69
TRU Source	-			236.63
On-Site Equipment Source	915.18	0.30	0.00	922.58
Waste Source	1,231.61	72.79	0.00	3,051.27
Water Usage Source	150.32	1.20	0.03	188.96
Total CO₂e (All Sources)	63,911.07			

4 GHG IMPACTS

4.1 DETERMINING SIGNIFICANCE THRESHOLDS

The criteria used to determine the significance of potential Project-related GHG impacts are taken from the Initial Study Checklist in Appendix G of the State *CEQA Guidelines* (14 CCR of Regulations §§15000, et seq.). Based on these significance criteria, a project would result in a significant impact related to GHG if it would (46):

- GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

The evaluation of an impact under CEQA requires measuring data from a project against both existing conditions and a “threshold of significance.” For establishing significance thresholds, the Office of Planning and Research’s amendments to the CEQA Guidelines Section 15064.7(c) state “[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

CEQA Guidelines Section 15064.4(a) further states, “. . . A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . . ; or (2) Rely on a qualitative analysis or performance based standards.”

CEQA Guidelines Section 15064.4 provides that a lead agency should consider the following factors, among others, in assessing the significance of impacts from greenhouse gas emissions:

- **Consideration #1:** The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
- **Consideration #2:** Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- **Consideration #3:** The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project’s incremental contribution of greenhouse gas emissions. In determining the significance of impacts, the lead agency may consider a project’s consistency with the State’s long-term climate goals or strategies, provided that substantial evidence supports the agency’s analysis of how those goals or strategies address the project’s incremental contribution to climate change and its conclusion that the project’s incremental contribution is not cumulatively considerable.

Section 15064.4 thus provides options for determining whether GHG emissions are significant. It does not establish a threshold of significance or require that a numeric threshold of significance be used. If lead agencies require quantification, they have the discretion to establish significance thresholds for their respective jurisdictions, and, in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7(c)). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130(f)).

Based on the foregoing guidance, the City of Beaumont has elected to rely on compliance with a local air district threshold in the determination of significance of Project-related GHG emissions. Specifically, the City has selected the interim 3,000 MTCO₂e per year threshold recommended by SCAQMD staff for residential and commercial sector projects against which to compare Project-related GHG emissions.

The 3,000 MTCO₂e per year threshold is based on a 90 percent emission "capture" rate methodology. Prior to its use by the SCAQMD, the 90 percent emissions capture approach was one of the options suggested by the California Air Pollution Control Officers Association (CAPCOA) in their *CEQA & Climate Change* white paper (2008). A 90 percent emission capture rate means that unmitigated GHG emissions from the top 90 percent of all GHG-producing projects within a geographic area – the SCAB in this instance – would be subject to a detailed analysis of potential environmental impacts from GHG emissions, while the bottom 10 percent of all GHG-producing projects would be excluded from detailed analysis. A GHG significance threshold based on a 90 percent emission capture rate is appropriate to address the long-term adverse impacts associated with global climate change because medium and large projects will be required to implement measures to reduce GHG emissions, while small projects, which are generally infill development projects that are not the focus of the State's GHG reduction targets, are allowed to proceed. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial proportion of future development projects and demonstrate that cumulative emissions reductions are being achieved while setting the emission threshold high enough to exclude small projects that will, in aggregate, contribute approximate 1 percent of projected statewide GHG emissions in the Year 2050 (47).

In setting the threshold at 3,000 MTCO₂e per year, SCAQMD researched a database of projects kept by the Governor's Office of Planning and Research (OPR). That database contained 798 projects, 87 of which were removed because they were very large projects and/or outliers that would skew emissions values too high, leaving 711 as the sample population to use in determining the 90th percentile capture rate. The SCAQMD analysis of the 711 projects within the sample population combined commercial, residential, and mixed-use projects. It should be noted that the sample of projects included warehouses and other light industrial land uses but did not include industrial processes (i.e., oil refineries, heavy manufacturing, electric generating stations, mining operations, etc.). Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions calculations across the sample population

and from projects within the sample population. In calculating the emissions, the SCAQMD analysis determined that the 90th percentile ranged between 2,983 to 3,143 MTCO₂e per year. The SCAQMD set their significance threshold at the low-end value of the range when rounded to the nearest hundred tons of emissions (i.e., 3,000 MTCO₂e per year) to define small projects that are considered less than significant and do not need to provide further analysis.

The City understands that the 3,000 MTCO₂e per year threshold for residential/commercial uses was proposed by SCAQMD a decade ago and was adopted as an interim policy; however, no permanent, superseding policy or threshold has since been adopted. The 3,000 MTCO₂e per year threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the *Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold* (2008) document and subsequent Working Group meetings (latest of which occurred in 2010). SCAQMD has not withdrawn its support of the interim threshold and all documentation supporting the interim threshold remains on the SCAQMD website on a page that provides guidance to CEQA practitioners for air quality analysis (and where all SCAQMD significance thresholds for regional and local criteria pollutants and toxic air contaminants also are listed). Further, as stated by SCAQMD, this threshold “uses the Executive Order S-3-05 goal [80 percent below 1990 levels by 2050] as the basis for deriving the screening level” and, thus, remains valid for use in 2022 (47). Lastly, this threshold has been used for hundreds, if not thousands of GHG analyses performed for projects located within the SCAQMD jurisdiction.

Thus, for purposes of analysis in this analysis, if Project-related GHG emissions do not exceed the 3,000 MTCO₂e per year threshold, then Project-related GHG emissions would clearly have a less-than-significant impact pursuant to Threshold GHG-1. On the other hand, if Project-related GHG emissions exceed 3,000 MTCO₂e per year, the Project would be considered a substantial source of GHG emissions.

4.2 PROJECT IMPACTS

Implementation of a development project could contribute to global climate change through direct emissions of GHGs from on-site area sources and vehicle trips generated by the project, and indirectly through offsite energy production required for on-site activities, water use, and waste disposal. Because no single project is large enough to result in a measurable increase in global concentrations of GHG emissions, climate change impacts of a project are considered on a cumulative basis consistent with the requirements outlined in CEQA Guidelines 15064(h)(3).

As previously noted, a project would result in a significant impact related to GHG if it would (46):

GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

The annual GHG emissions associated with the operation of the proposed Project would result in direct and indirect emissions of CO₂, CH₄, and N₂O and would not generate other GHGs of sufficient quantity to affect the analysis. Therefore, this analysis focuses on these three forms of GHG emissions. Direct Project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from

electricity consumption, water demand, and solid waste generation. Project-related GHG emissions were quantified with CalEEMod, which relies upon vehicle trip rates and Project-specific land use data to calculate emissions (as discussed previously in Section 3.0 of this report. The emissions are summarized in Table 3-7 (previously presented). As shown construction and operation of the Project would generate a total of approximately 63,911.07 MTCO₂e/yr, which would exceed the significance threshold of 3,000 MTCO₂e/yr; therefore, Project-related GHG emissions are considered potentially significant. The majority of the GHG emissions (80 percent unmitigated) are associated with non-construction related mobile sources, as shown on Table 3-7, previously presented. Emissions of motor vehicles are controlled by State and Federal standards, and the Project has no control over these standards.

MITIGATION MEASURES

Refer to MM AQ-3 through MM AQ-12 from the Air Quality Impact Analysis, these measures would have the co-benefit of reducing GHG emissions. Additionally, the following mitigation measures are required:

MM GHG-1

Prior to issuance of building permits, the Project shall provide documentation to the City as part of the plan check process, demonstrating that the Project will implement the following measures identified in Table 4-1, which were obtained from the Riverside County Greenhouse Gas Emissions Screening Tables. The Project may also achieve equivalent emission reductions from other measures approved by the City. Implementing these mitigation measures shall be verified by the City prior to the issuance of final Certificate of Occupancy.

TABLE 4-1: CAP CHECKLIST 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 (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	7
EE10.B.1 Heating/Cooling Distribution System	Distribution loss reduction with inspection (HERS Verified Duct Leakage or Equivalent)	8
EE10.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	4

Feature	Description	Points
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 ¹⁷ . e.g., 30%= 8 points, 40% = 12 points, 50% = 16 points, <u>60% = 19 points</u>	19
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
T3.A.2 Car/Vanpools	Car/vanpool program with preferred parking	2
T3.A.3 Employee Bicycle/Pedestrian Programs	Bike lockers and secure racks Showers and changing facilities	3
T1.F.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1

¹⁷ The minimum requirement is 20%, this does not get any points.

Feature	Description	Points
T4.B.1 Electric Vehicle (EV) Recharging	Install EV charging stations in garages/parking areas	480 ¹⁸
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
Total Points		581

SUMMARY OF PROJECT GHG MITIGATION

The following summarizes pertinent GHG reducing aspects of the mitigation measures incorporated into the Proposed Project. Note that the full text of the mitigation measures can be found in MM GHG-1, Table 4.1 above, and in Section 3.5.6 of the Air Quality Impact Analysis Report (Urban Crossroads 2022):

- MM AQ-3 All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be electric or non-diesel fueled. All on-site indoor forklifts shall be powered by electricity.
- MM AQ-4 Onsite signage stating the 5-minute idling restriction shall be provided at truck access gates, loading docks, and truck parking areas.
- MM AQ-5 Project occupants/tenants shall be provided information on clean air technology grants and funding opportunities to assist in the purchase of onsite electric equipment and very low or zero emissions trucks.
- MM AQ-6 Prior to issuance of occupancy permits for the industrial/warehouse area, the Project operator shall prepare and submit a transportation Demand Management Program detailing strategies for reducing the use of single occupant vehicles by employees by increasing carpool/vanpool participation, transit use, bicycling and walking to work.
- MM AQ-7 For the warehouse/industrial portions of the Project, the buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for future installation of electric charging systems for electric trucks and power transport refrigeration units (TRUs). Conduit shall be installed from the electrical room to tractor trailer parking spaces in logical locations onsite to facilitate future electric truck charging. Conduit shall be installed between the

¹⁸ The Project is anticipated to include 60 EV charging stations. Per the Screening Tables, each station is 8 points.

	electrical room and the loading docks to facilitate the use of electric plug in TRUs.
MM AQ-8	Final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating the future installation of electric truck charging stations.
MM AQ-9	All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric TRUs.
MM AQ-10	Has similar language to MM AQ-3 which would reduce GHG emissions associated with onsite cargo handling equipment.
MM AQ-11	All landscape equipment used for property management shall be electric powered.
MM AQ-12	If the Project constructs a go-kart facility in the commercial area, all go-karts would be required to be electric or zero emissions.
MM AQ-13	Prior to the issuance of occupancy permits for any of the industrial/warehouse portions of the Project, the Planning Department shall confirm that tenant lease agreements require the Project Applicant to provide \$1.00 per square foot in funding for fleet upgrade financing to be used over the term of their lease on Zero Emissions (ZE) and Near Zero Emissions (NZE) delivery vans or trucks.
MM GHG-1	Requires additional building energy efficiency beyond those shown in the Project Design Features, energy efficient appliances, water efficient appliances, recycled water (purple pipe), waste reduction measures, building infrastructure (bike racks, showers, lockers, carpool parking spaces, etc) to facilitate the TDM Program listed in MM AQ-6, and 60 electric vehicle (EV) charging stations within the customer and employee parking areas of the proposed project. The full list is shown in Table 4-1 above.

The summary list of mitigation measures above are all designed to reduce GHG emissions attributable to the proposed project. However, most are not quantified due to some uncertainty of the exact level of use or details needed to provide substantial evidence of reductions. As an example, the CalEEMod model does not provide reductions for the 60 EV charging systems and the TDM Program does not have enough detail to quantify at this time. In addition, the requirement for non-diesel outdoor cargo handling equipment is too vague to provide insight into potential GHG reductions. Therefore, the Emissions Summary with Mitigation shown below is a conservative forecast of GHG emissions and the Proposed Project is likely to be less than the total shown in Table 4-2 below.

EMISSIONS SUMMARY WITH MITIGATION

The annual GHG emissions associated with the operation of the proposed Project under Project Buildout scenario (Year 2027) With Mitigation are estimated to be approximately 60,801.09 MT CO₂e per year as summarized in Table 4-2, which also exceeds the 3,000 MT CO₂e per year threshold. Table 4-3 provides a summary of the Project's emissions Without and With Mitigation.

LEVEL OF SIGNIFICANCE

Significant and unavoidable impact. No additional feasible mitigation measures are available that can reduce impacts to less than significant. As explained above, the Project incorporates all feasible mitigation measures that could be implemented to further reduce the Project's GHG emissions below the 3,000 MTCO₂e threshold. There are no additional measures available that would further reduce emissions because the majority of the Project's emissions come from mobile sources which are regulated by the State and not the City of Beaumont.

The reliance on carbon offsets to reduce either the Project's mobile or non-mobile emissions is also not feasible, there is no local program available at this time that would meet CEQA's criteria for this to be a valid mitigation measure. To reduce emissions, purchased offset credits must be genuine, quantifiable, additional, and verifiable. Even offset credits purchased from CARB-approved offset project registries have been determined to not adequately assure that purchased offset credits accurately and reliably represent actual emissions reductions or cannot guarantee that such reductions are additional to any reduction that would occur under business-as-usual operations and reductions required by law. Such offsets have been determined to not comply with CEQA's definition of a valid mitigation measure. See *Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal.App.5th 467.

The City of Beaumont, the lead agency for the Project and the entity responsible for enforcing any mitigation measures incorporated into the Project and relied upon to reduce impacts to a less than significant level, has no enforcement authority over offset credits that fund carbon reduction projects outside of the City. Many offset credits "sell" reductions in emissions generated outside of California, which may not be verifiable. International offsets may also be difficult to verify and guarantee. Notably, CARB does not have enforcement authority over such reductions, let alone the City of Beaumont. Thus, the purchase of offset credits is not a feasible mitigation measure to reduce the emissions impact of the proposed Project.

TABLE 4-2: 2027 PROJECT BUILDOUT GHG EMISSIONS (WITH MITIGATION)

Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	1,160.95	0.18	0.05	1,200.61
Area Source ^a	0.23	0.00	0.00	0.24
Energy Source ^b	5,155.53	0.22	0.07	5,183.39
Mobile Source ^c	48,209.87	1.27	5.45	49,865.32
TRU Source	-			236.63
On-Site Equipment Source	915.18	0.06	0.00	922.58
Waste Source	1,231.61	72.79	0.00	3,051.27
Water Usage Source ^d	138.82	1.19	0.03	178.05
Total CO ₂ e (All Sources)	60,638.09			
a. Mitigation Measure AQ-11 requires electric landscaping equipment, which would reduce area source emissions. b. Mitigation Measure GHG-1 includes a requirement to offset 60% of energy demand via photovoltaic solar, which would reduce energy source emissions. c. Mitigation Measure AQ-6 requires implementation of a TDM program, which would reduce mobile source emissions. d. Mitigation Measure GHG-1 includes several requirements to reduce water usage, which would reduce water usage source emissions.				

TABLE 4-2: UNMITIGATED VS MITIGATED PROJECT GHG EMISSIONS COMPARISON

Emission Source	Emissions (MT/yr)	
	Unmitigated Project	Mitigated Project
Annual construction-related emissions amortized over 30 years	1,200.61	1,200.61
Area Source (Landscape Equipment)	0.45	0.24
Energy Source	7,685.89	5,183.39
Mobile Source	50,624.69	49,865.32
TRUs	236.63	236.63
On-Site Equipment	922.58	922.58
Waste	3,051.27	3,051.27
Water Usage	188.96	178.05
Total CO₂e (All Sources)	63,911.07	60,638.09
Beaumont GHG Threshold	3,000	3,000
Exceeds Threshold?	YES	YES

GHG-2: Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

Pursuant to 15064.4 of the *CEQA Guidelines*, a lead agency may rely on qualitative analysis or performance-based standards such as complying with an applicable plan to determine the significance of impacts from GHG emissions (48). The applicable plan adopted for the purpose of reducing GHG emissions is the 2019 CAP. A consistency analysis with the 2019 CAP along with the SCS/RTP and County General Plan GHG policies are evaluated in the following discussion.

CITY OF BEAUMONT CLIMATE ACTION PLAN

The City approved *Sustainable Beaumont: The City's Roadmap to Greenhouse Gas Reductions* in 2015 (49), which serves as a long-term plan to achieve sustainability in the City by reducing GHG emissions from existing and future development. A consistency with the applicable goals of this plan is summarized on Table 4-3, as follows:

TABLE 4-3: CONSISTENCY WITH SUSTAINABLE BEAUMONT GOALS

Sustainable Beaumont Goal	Consistency
Goal 1: Increase energy efficiency in existing residential units.	Not Applicable, the Project does not include existing residential land uses therefore this goal does not apply.
Goal 2: Increase energy efficiency in new residential development.	Not Applicable, the Project does not propose new residential land uses therefore this goal does not apply.
Goal 3: Increase energy efficiency in existing commercial units.	Not Applicable, the Project does not include any existing commercial development, therefore this goal does not apply.
Goal 4: Increase energy efficiency in new commercial development.	Consistent, the Project would comply with applicable provisions of the California Building Energy Efficiency Standards and applicable mitigation measures that would improve energy efficiency.
Goal 5: Increase energy efficiency through water efficiency.	Consistent, as required by MM GHG-1, the Project will incorporate low flow water fixtures and implement water reducing features.
Goal 6: Decrease energy demand through reducing urban heat island effect.	Consistent, the Project will incorporate light-colored building materials that would reduce heat reflection in accordance with the Section 140.3(a) of the California Building Code.

Sustainable Beaumont Goal	Consistency
Goal 7: Decrease GHG emissions through reducing vehicle miles traveled.	Consistent, the Project will incorporate a TDM program as required by MM AQ-6.
Goal 8: Decrease GHG emissions through reducing solid waste generation.	Consistent, the Project will comply with AB 939 which requires diversion of a minimum of 50 percent of solid waste from landfills.
Goal 9: Decrease GHG emissions through increasing clean energy use.	Consistent, MM GHG-1, the Project will incorporate solar photovoltaic solar panels.
Goal 10: Decrease GHG emissions from new development through performance standards.	Consistent, although the City has not implemented a GHG screening table, the Project is consistent with and implements GHG screening tables that have been adopted by the County of Riverside.

COUNTY OF RIVERSIDE CAP CONSISTENCY

The Project includes annexation into the City of Beaumont from the County of Riverside. Under the County of Riverside Climate Action Plan (CAP), projects that generate more than 3,000 MT CO₂e, can be determined to be consistent with the County's CAP if the projects implement a minimum of 100 points based on the County's CAP Screening Tables. The Screening Tables establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. For informational purposes, the Project is also shown to be consistent with the Riverside County CAP.

As previously summarized on Table 4-1, the Project would achieve a minimum of 581 points, which is significantly more than the required minimum of 100 points to determine consistency with the County's CAP. As such, the project would not be inconsistent with the goals and objectives of the County's CAP which aims to reduce GHG emissions through design and operational controls.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES PLAN

The 2020-2045 RTP/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 establishes an overall GHG target for the region consistent with both the statewide GHG-reduction targets for the post-2020 statewide GHG reduction goals. 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. 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, preserve open space areas, improve public health and roadway safety, support the vital goods movement industry, and use resources more efficiently.

Table 4-4 provides an evaluation of the of the Project consistency with the 2020-2045 RTP/SCS goals. Additionally, while VMT associated with heavy duty trucks involved in goods movement is generally outside the realm of the RTP/SCS, which primarily focuses on VMT associated with passenger vehicles, the 2020-2045 RTP/SCS includes the following goods-movement strategies that could benefit the Project from a regional and macro-scale level:

- **Clean Freight Corridor System/East-West Freight Corridor.** Establishing a freight corridor system to connect the San Pedro Ports and industrial cluster areas in Los Angeles and the Inland Empire.
- **Truck Bottleneck Relief Strategy.** Working to relieve the top 57 truck bottlenecks. Examples of bottleneck relief strategies include ramp metering, extension of merging lanes, ramp and interchange improvements, capacity improvements and auxiliary lane additions.
- **Truck Climbing Lanes.** Installing dedicated truck climbing lanes along key corridors, such as Interstate 10 (I-10), I-15, State Route 60 (SR-60), to enable other vehicles to move at a faster pace, thereby reducing congestion.
- **Goods Movement Environmental Strategy and Technology Advancement Plan.** Reducing environmental impacts by supporting the deployment of commercially available low-emission trucks and advancing technologies to implement a zero- and near zero-emission freight system.

TABLE 4-4: SCAG CONNECT SOCIAL CONSISTENCY ANALYSIS

Connect SoCal Goal Number	Goal Statement	Consistency
1	Encourage regional economic prosperity and global competitiveness.	No Conflict. This policy would be implemented by cities and the counties within the SCAG region as part of comprehensive local and regional planning efforts. The City of Beaumont is identified as priority growth areas for job centers in the region under the Connect SoCal Plan. The Project Applicant proposes to develop the Project site with industrial and commercial buildings that are designed to meet contemporary industry standards and operational characteristics that can accommodate a wide variety of users and are economically competitive with similar industrial buildings in the local area and region. The Project would assist the City to meet its economic goal for fiscal strength and stability through business investment and employment generation. New job opportunities generated by the Project would improve the jobs to housing balance within the City. Accordingly, the Project would not impede the economic development in the City of Beaumont or the region.
2	Improve mobility, accessibility, reliability, and travel safety for people and goods.	No Conflict. The Project site is located approximately 12.4 miles east of March Air Reserve Base/Inland Port (MARB/IP). As such, development of the site with the Project would efficiently facilitate the movement of goods. Additionally, the Project is located at the western edge of the City of Beaumont and is situated astride the regional transportation network which connects the Ports of Long Beach and Los Angeles, both major gateways for international trade, to the Inland Empire and the Western United States. The Project is along the south side of the SR-60 and access to the regional transportation system is provided from Potrero Boulevard and 4th Street. SR-60 also provides access to Interstate 10 (I-10), which is located approximately 2.0 miles north of the Project site, and I-215, which is located approximately 14.6 miles west of the Project site. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region.
3	Enhance the preservation, security, and resilience of the regional transportation system.	No Conflict. This policy would be implemented by cities and the counties within the SCAG region as part of the overall planning and maintenance of the regional transportation system. Additionally, this policy provides guidance to City staff to monitor the transportation network and to continue to coordinate with other agencies as appropriate. The implementation of the Project would have no adverse effect on such planning or maintenance efforts.
4	Increase person and goods movement and travel choices within the transportation system.	No Conflict. 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 increases person, goods movement, and travel choices within the transportation system.

5	Reduce greenhouse gas emissions and improve air quality.	No Conflict. An analysis of the Project's environmental impacts is provided throughout this EIR and mitigation measures are specified where warranted. Air quality impacts are addressed in Section 4.2, <i>Air Quality</i>. Impacts would be reduced to the maximum extent feasible through the implementation of Mitigation Measures and project design features, which limit truck idling, provide incentives for using clean engines and equipment, require installation of conduit for EV truck charging stations, electric indoor material handling equipment and off-road equipment, preferential parking for fuel-efficient and carpool/van vehicles, EV charging stations. Additionally, as discussed herein, the Project would incorporate measures related to building design, landscaping, and energy systems to promote the efficient use of energy. The Project would be consistent with the CAP's requirement to achieve at least 100 points and would have less than significant individual and cumulatively considerable impact on GHG emissions. Moreover, the City of Beaumont is identified as one of the priority growth areas for job centers in the region under the Connect SoCal Plan. When growth is concentrated in Job Centers, the length of vehicle trips for residents can be reduced; thereby reducing greenhouse gas emissions and improving air quality.
7	Adapt to changing climate and support an integrated regional development pattern and transportation network.	No Conflict. Connect SoCal indicates that since the adoption of the 2016 RTP/SCS, there have been significant drivers of change in the goods movement industry including emerging and new technologies, more complex supply chain strategies, evolving consumer demands and shifts in trade policies. E-commerce continues to be one of the most influential factors shaping goods movement. As previously identified, the Project involves the development of a Project site, historically vacant and undeveloped, with industrial and commercial buildings that would diversify the City's economy and bring employment opportunities closer to the local workforce. Co-locating jobs near housing improves the jobs to housing balance within the City and reduces greenhouse gas emissions caused by long commutes and contributes to integrated development patterns. Further, the Project site is located adjacent to an area surrounded by industrial development in the City, which is in close proximity to key freeway infrastructure (e.g., I-215, SR-60, I-10, etc.), thereby reducing travel distances. Development of the Project in western Riverside County, also would shorten the distance that goods need to travel between a logistics facility to their final destinations ("last mile" transit times).
8	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	No Conflict. Connect SoCal indicates that the advancement of automation is expected to have considerable impacts throughout regional supply chains. Notably, warehouses, such as those proposed with the Project, are increasingly integrating automation to improve operational efficiencies in response to the surge in direct-to-consumer e-commerce. Additionally, continued developments and demonstrations of automated truck technologies will alter the goods movement environment with far-reaching impacts ranging from employment to highway safety. The Project would meet contemporary industry standards and operational characteristics relative to transportation technologies and data-driven solutions.
9	Encourage development of diverse housing types in	No Conflict. The implementation of the Project would result in the development of the Project site with industrial, commercial, and open

	areas that are supported by multiple transportation options.	space/conservation uses. Implementation of the Project would not interfere with the City's ability to encourage the development of diverse housing types that are supported by multiple transportation options in other parts of the City, as appropriate.
10	Promote conservation of natural and agricultural lands and restoration of habitats.	No Conflict. The Project site is in a rural, yet developing area of the City of Beaumont. The Project site contains natural lands and contains suitable habitat for native wildlife or plant species. In general, the Project site's natural lands are in the northwestern and southeastern portions, while development would occur in the northeast portion of the site. The Project Applicant proposes to designate 263.5 acres as Open Space and Open Space-Conservation (PAs 9 and 10), including the Project's northwestern and southeastern portions. These areas would remain undeveloped. Additionally, the Project site does not support agricultural uses. Therefore, implementation of the Project would not interfere with the City's ability to promote the conservation of natural and agricultural lands and the restoration of habitats.

Implementing SCAG's RTP/SCS will reduce the regional GHG emissions from transportation, helping to achieve statewide emission reduction targets. As shown, the proposed Project would be consistent with and would not conflict with the stated goals of the RTP/SCS; therefore, the proposed Project would not interfere with SCAG's ability to achieve the region's year post-2020 mobile source GHG reduction targets outlined in the RTP/SCS, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS.

COUNTY OF RIVERSIDE GENERAL PLAN

The Riverside County has many General Plan policies that help reduce GHG emissions while targeting other policies applicable to Riverside County. Policies to indirectly contribute to GHG emissions include Land Use strategies for improving air quality by emphasizing alternative transportation options for communities, energy conservation, reduce automobile use, and more. GHG reduction programs and measures listed in the CAP also support and help most of these General Plan policies. Table 4-5 provides an analysis of the Project's consistency with County of Riverside General Plan goals and policies related to reducing GHG emissions directly and indirectly. As shown in Table 4-5, 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.

TABLE 4-5: COUNTY OF RIVERSIDE GENERAL PLAN CONSISTENCY ANALYSIS

General Plan Policy	Consistency
Land Use	
LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services. b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	No Conflict. The Project would provide a broad range of land uses on the Project site. The Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of general commercial uses in addition to a 125-room hotel (90,000 sf) 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 Project would concentrate employment growth near entertainment in a housing-rich community adjacent to SR-60 and the City of Beaumont’s Interstate Employment Subarea. This subarea will be developed with industrial and commercial land uses. Therefore, the Project would be consistent with General Plan Policy LU 2.1.
LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:	No Conflict. The Beaumont Pointe Specific Plan provides an industrial/commercial business park that capitalizes on the property’s location south of SR-60. The Project would complement the existing and planned land uses in this portion the

General Plan Policy	Consistency
e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR). f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements. r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.	City of Beaumont. The Project site is within the northwestern portion of the City's SOI and is bordered to the east by land designated for industrial and commercial uses. The Project proposes conventional industrial uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other industrial projects of similar scale and configuration. As discussed in Section 4.19, <i>Utilities and Service Systems</i>, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. The Project also includes a detailed circulation plan, which is organized to ensure efficient access to individual tenant areas, as well as to public places. Therefore, the Project would be consistent with General Plan Policy LU 4.1.
LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.	No Conflict. The Project would generate a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The Project would provide opportunities for positive economic benefit to the City and County. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Refer also to Section 4.14, <i>Population and Housing</i>, of this EIR. Therefore, the Project would be consistent with General Plan Policy LU 8.12.
LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby	No Conflict. As discussed previously, the Project would allow for the development on the Project site of a maximum of 246,000 square feet (sf) of

General Plan Policy	Consistency
minimize long-distance commuting.	general commercial uses in addition to a 125-room hotel (90,000 sf) and a maximum of 4,995,000 sf of industrial uses, which would create a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The Project would accommodate a wide variety of users, and would be economically competitive with similar industrial buildings in the local area and region. Therefore, the Project would be consistent with General Plan Policy LU 11.1.
LU 11.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	No Conflict. The Project site is in proximity to SR-60 and the City of Beaumont's Interstate Employment Subarea, which will be developed with industrial and commercial land uses. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region. Therefore, the Project would be consistent with General Plan Policy LU 11.3.
LU 11.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	No Conflict. The Project includes installation of sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy LU 11.4.
LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	No Conflict. As discussed in Table 4.8-5, the Project would be consistent with the County's CAP requirement to achieve at least 100 points and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. Therefore, the Project would be consistent with General Plan Policy LU 11.5.

General Plan Policy	Consistency
Circulation	
C 5.2 Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	No Conflict. As shown on Figure 3-14, <i>Master Landscape Plan</i>, the Project provides a plant palette for three categories: Entrance Planting, Native California Planting, and Industrial Screen Planting; and selected to complement and enhance the setting of the site, while ensuring the conservation of the site's natural vegetation and habitats. Alternative plant species may be used provided that they are drought-tolerant and complement the Project's design theme. As disused in Section 4.19, <i>Utilities and Service Systems</i>, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy C 5.2.
Multipurpose Open Space	
OS 1.4 Promote the use of recycled water for landscape irrigation.	No Conflict. As disused in Section 4.19, <i>Utilities and Service Systems</i>, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy OS 1.4.
OS 16.1 Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24.	No Conflict. 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., Title 24, California Green Building Standards Code). The Project would comply with Title 24 of the California Code of Regulations and proposes conventional industrial uses reflecting

General Plan Policy	Consistency
	contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other industrial projects of similar scale and configuration. Therefore, the Project would be consistent with General Plan Policy OS 16.1.
OS 16.2 Specify energy efficient materials and systems, including shade design technologies, for county buildings	No Conflict. As discussed in Table 4.8-5, 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, as shown on Figure 3-14, <i>Master Landscape Plan</i> , streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. Therefore, the Project would be consistent with General Plan Policy OS 16.2.
OS 16.8 Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.	No Conflict. The Project includes installation of sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy OS 16.8.
OS 16.9 Encourage increased use of passive, solar design and day-lighting in existing and new structures.	No Conflict. As discussed in Table 4.8-5 in the DEIR, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which includes 20% energy from solar, cool roofs, enhanced insulation, and energy efficient heating/cooling equipment. Therefore, the Project would be consistent with General Plan Policy OS 16.9.
Air Quality	

General Plan Policy	Consistency
AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.	No Conflict. During the Project's construction phase, water would be sprayed throughout the site to abate dust particulate emissions. Air quality impacts are address in Section 4.2 of the DEIR, <i>Air Quality</i> . Impacts would be reduced to the maximum extent feasible through the implementation of Mitigation Measures, which limit truck idling, provide incentives for using clean engines and equipment, require installation of conduit for EV truck charging stations, electric indoor material handling equipment and off-road equipment, preferential parking for fuel-efficient and carpool/van vehicles, EV charging stations. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project's energy consumption would be from solar. As such, the Project would be consistent with General Plan Policy AQ 4.1.
AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.	No Conflict. As discussed in Table 4.8-5, the Project would include the use of energy efficient heating/cooling equipment, water heaters, and appliances. As such, the Project would be consistent with General Plan Policy AQ 4.2.
AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.	No Conflict. As discussed in Section 4.2, <i>Air Quality</i> , the Project would comply with applicable air district rules and control measures to reduce operational air quality emissions. All feasible mitigation measure has been incorporated to reduce air quality impacts to the extent feasible. Therefore, the Project would be consistent with General Plan Policy AQ 4.6.
AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	No Conflict. The Project would be required to coordinate with Waste Management, Inc. to develop a collection program for recyclables, such as paper, plastics, glass, and aluminum, in accordance with local and State programs, including AB 341, Mandatory Commercial Recycling, and the California Solid Waste Reuse and Recycling Act of 1991. Therefore, the Project would be consistent with General Plan Policy AQ 5.1.

General Plan Policy	Consistency
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.	No Conflict. As discussed in Table 4.8-5, 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, as shown on Figure 3-14, <i>Master Landscape Plan</i> , streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. Therefore, the Project would be consistent with General Plan Policy AQ 5.4.
AQ 8.6 Encourage employment centers in close proximity to residential uses.	No Conflict. The Project would generate a substantial number of jobs that would be filled by residents of the City and surrounding communities in the County. The land to the north of the Project site, on the opposite side of SR-60 is designated for residential uses. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Therefore, the Project would be consistent with General Plan Policy AQ 8.6.
AQ 8.8 Promote land use patterns which reduce the number and length of motor vehicle trips.	No Conflict. The Project site is situated in close proximity to the regional transportation network which connects the site to the Ports of Long Beach and Los Angeles, both major gateways for international trade, the Inland Empire and the Western United States. Located along the south side of the SR-60 Freeway, access to the regional transportation system from the site is provided via 4th Street, and access to the SR-60 Freeway from 4th Street is provided at the Potrero Boulevard interchange, approximately 1.25 miles to the east. Due to the Project site's proximity to SR-60, trucks accessing the Project site would efficiently reach the State highway system to facilitate the movement of goods throughout the region. Therefore, the Project would be consistent with General Plan Policy AQ 8.8.
AQ 8.9 Promote land use patterns that promote	No Conflict. The Project includes installation of

General Plan Policy	Consistency
alternative modes of travel.	sidewalks along the Project site's frontage with Jack Rabbit Trail and 4th Street and along Industrial Way, a proposed private road located along the north side of the proposed industrial buildings. The Project Applicant proposes curb adjacent sidewalks and pedestrian paths to encourage and enhance pedestrian activity throughout the Project site. Additionally, the Project would include the installation of bicycle racks and lockers at each of the proposed light industrial buildings. Therefore, the Project would be consistent with General Plan Policy AQ 8.9.
AQ 20.3 Reduce VMT and GHG emissions by improving circulation network efficiency.	No Conflict. As discussed in Section 4.17, <i>Transportation</i> , Transportation demand management (TDM) strategies have been evaluated for reducing VMT impacts. The Project also includes a detailed circulation plan, which is organized to ensure efficient access to individual tenant areas, as well as to public places. As demonstrated herein, impacts related to GHG emissions are less than significant. Therefore, the Project would be consistent with General Plan Policy AQ 20.3.
AQ 20.6 Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.	No Conflict. As shown in Table 4.8-5, the Project would provide a total of 15 electric vehicle charging stations. Therefore, the Project would be consistent with General Plan Policy AQ 20.6.
AQ 20.7 Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities.	No Conflict. The Project would provide employment opportunities within close proximity to residential uses. The Project would create new job opportunities within the City of Beaumont which improves the jobs to housing balance within the City and reduces the need for members of the existing local workforce to commute long distances. Therefore, the Project would be consistent with General Plan Policy AQ 20.7.

General Plan Policy	Consistency
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.	No Conflict. As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include cool roofs to reduce energy consumption. Additionally, the Project would include a project design feature, which indicates 20 percent of the Project's energy consumption would be from solar. Additionally, as shown on Figure 3-14, <i>Master Landscape Plan</i>, streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to provide adequate shading. Therefore, the Project would be consistent with General Plan Policy AQ 20.10.
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.	No Conflict. As discussed in Table 4.8-5, the Project shall implement the County of Riverside's 2019 Climate Action Plan (CAP) Screening Table Measures which include energy efficient heating/cooling system, water heaters, appliances, water efficient irrigation systems, and recycle water. Therefore, the Project would be consistent with General Plan Policy AQ 20.11.
AQ 20.13 Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.	No Conflict. As discussed in Section 4.19, <i>Utilities and Service Systems</i>, the Project would construct an on-site recycled water system. The Project would connect a proposed 14-inch recycled water line that would connect to the existing 14-inch recycled water line within the adjacent Hidden Canyon development at 4th Street. Therefore, the Project would be consistent with General Plan Policy AQ 20.13.
AQ 20.14 Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.	No Conflict. As shown in Table 4.8-5, the Project would include water efficient landscaping. Additionally, as discussed in Section 4.19, <i>Utilities and Service Systems</i>, the Project would construct an on-site recycled water system. Therefore, the Project would be consistent with General Plan Policy AQ 20.14.
AQ 20.17 Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in	No Conflict. As discussed in Section 4.20, <i>Wildfire</i>, the Project would implement on-site defensible space (FMA and fuel maintenance zone), which

General Plan Policy	Consistency
vegetation and not released to the atmosphere through wildfires.	would consist of asphalt roadways, parking stalls, loading zones, irrigated landscaping, and irrigated slope protecting landscaping to preclude wildfire impacts. Therefore, the Project would be consistent with General Plan Policy AQ 20.17.

LEVEL OF SIGNIFICANCE

Significant and unavoidable impact. Impacts regarding the Project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHG emissions and generation of GHG emissions were determined to be less than significant. However, despite plan consistency, the Project's long-term operational GHG emissions would exceed the City's significance threshold of 3,000 MTCO₂e per year, even after implementation of all feasible mitigation measures. As such, a significant and unavoidable impact would occur as a result of the proposed Project.

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5 CERTIFICATIONS

The contents of this GHG study report represent an accurate depiction of the GHG impacts associated with the proposed Beaumont Pointe Project. The information contained in this GHG 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.

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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 3.1:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	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 Equipment]) - 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

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	1,116.529 4	1,116.529 4	0.3543	6.3000e- 004	1,125.576 1
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
Maximum	0.7243	7.9214	5.1486	0.0127	4.3930	0.3123	4.7053	0.7125	0.2873	0.9998	0.0000	1,116.529 4	1,116.529 4	0.3543	6.3000e- 004	1,125.576 1

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	1,116.528 1	1,116.528 1	0.3543	6.3000e- 004	1,125.574 8
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
Maximum	0.3149	5.9181	6.8156	0.0127	1.7309	0.2266	1.9574	0.2825	0.2266	0.5091	0.0000	1,116.528 1	1,116.528 1	0.3543	6.3000e- 004	1,125.574 8

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

	ROG	NOx	CO	SO2	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
Total	0.6213	2.0000e-005	2.3200e-003	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

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**2.2 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
Total	0.6213	2.0000e-005	2.3200e-003	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

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

3.0 Construction Detail**Construction Phase**

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

Acres of Grading (Site Preparation Phase): 0

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**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

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**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
Total	0.7151	7.9142	5.0592	0.0125	4.3641	0.3122	4.6763	0.7048	0.2872	0.9920	0.0000	1,093.715 1	1,093.715 1	0.3537	0.0000	1,102.558 3

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
Total	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

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**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
Total	0.3057	5.9109	6.7262	0.0125	1.7020	0.2264	1.9284	0.2749	0.2264	0.5013	0.0000	1,093.7138	1,093.7138	0.3537	0.0000	1,102.5570

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
Total	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

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**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
Total	0.2487	2.6508	1.8039	4.6200e-003	4.0329	0.1046	4.1375	0.5228	0.0962	0.6190	0.0000	406.1473	406.1473	0.1314	0.0000	409.4312

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
Total	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

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**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
Total	0.1136	2.1955	2.4983	4.6200e-003	1.5728	0.0841	1.6569	0.2039	0.0841	0.2880	0.0000	406.1468	406.1468	0.1314	0.0000	409.4307

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

[illegible]

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail**6.1 Mitigation Measures Area**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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
Total	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

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**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
Total	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

7.0 Water Detail**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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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**

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 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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	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

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	1,075.317 9	1,075.317 9	0.3415	5.9000e- 004	1,084.030 1
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
Maximum	0.7060	7.7654	4.8578	0.0122	4.3910	0.3048	4.6958	0.7120	0.2804	0.9924	0.0000	1,075.317 9	1,075.317 9	0.3415	5.9000e- 004	1,084.030 1

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	1,075.316 7	1,075.316 7	0.3415	5.9000e- 004	1,084.028 9
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
Maximum	0.1559	0.6450	5.4848	0.0122	1.7289	0.0198	1.7487	0.2820	0.0198	0.3018	0.0000	1,075.316 7	1,075.316 7	0.3415	5.9000e- 004	1,084.028 9

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
Total	0.6213	2.0000e-005	2.3200e-003	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

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
Total	0.6213	2.0000e-005	2.3200e-003	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	1.0000e-005	1.0000e-005	0.0000	4.5100e-003	4.5100e-003	1.0000e-005	0.0000	4.8000e-003

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

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	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
Total	0.6974	7.7588	4.7744	0.0120	4.3641	0.3047	4.6688	0.7048	0.2803	0.9851	0.0000	1,054.0246	1,054.0246	0.3409	0.0000	1,062.5469

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
Total	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

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
Total	0.1473	0.6383	5.4013	0.0120	1.7020	0.0196	1.7216	0.2749	0.0196	0.2945	0.0000	1,054.023 3	1,054.023 3	0.3409	0.0000	1,062.545 6

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
Total	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

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
Total	0.2426	2.6004	1.6980	4.4600e-003	4.0329	0.1021	4.1350	0.5228	0.0940	0.6167	0.0000	391.4024	391.4024	0.1266	0.0000	394.5671

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
Total	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

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
Total	0.0547	0.2371	2.0062	4.4600e-003	1.5728	7.3000e-003	1.5801	0.2039	7.3000e-003	0.2112	0.0000	391.4019	391.4019	0.1266	0.0000	394.5666

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

[illegible]

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

7.0 Water Detail

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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**

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 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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	508.54	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	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
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

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	1,113.259 3	1,113.259 3	0.0901	0.0673	1,135.561 8
2023	2.1494	9.2622	12.1456	0.0401	2.5219	0.3193	2.8412	0.6787	0.2990	0.9777	0.0000	3,690.326 0	3,690.326 0	0.3143	0.1985	3,757.340 3
Maximum	2.1494	9.2622	12.1456	0.0401	2.5219	0.3193	2.8412	0.6787	0.2990	0.9777	0.0000	3,690.326 0	3,690.326 0	0.3143	0.1985	3,757.340 3

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	1,113.258 9	1,113.258 9	0.0901	0.0673	1,135.561 5
2023	1.6258	3.4298	13.4001	0.0401	2.5219	0.0459	2.5678	0.6787	0.0444	0.7231	0.0000	3,690.324 8	3,690.324 8	0.3143	0.1985	3,757.339 1
Maximum	1.6258	3.4298	13.4001	0.0401	2.5219	0.0459	2.5678	0.6787	0.0444	0.7231	0.0000	3,690.324 8	3,690.324 8	0.3143	0.1985	3,757.339 1

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
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
Total	5.7488	3.4000e-004	0.0375	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777

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
Total	5.7488	3.4000e-004	0.0375	0.0000	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	0.0000	0.0729	0.0729	1.9000e-004	0.0000	0.0777

	ROG	NOx	CO	SO2	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	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	

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**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

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

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
Total	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

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
Total	0.2209	1.0748	2.1415	8.8700e-003	0.7222	0.0158	0.7380	0.1948	0.0150	0.2098	0.0000	832.9409	832.9409	0.0163	0.0673	853.3996

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

3.2 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
Total	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

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
Total	0.2209	1.0748	2.1415	8.8700e-003	0.7222	0.0158	0.7380	0.1948	0.0150	0.2098	0.0000	832.9409	832.9409	0.0163	0.0673	853.3996

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**3.2 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
Total	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

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
Total	0.5885	2.5297	5.8902	0.0256	2.1583	0.0262	2.1845	0.5822	0.0248	0.6070	0.0000	2,409.7556	2,409.7556	0.0441	0.1912	2,467.8266

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

3.2 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
Total	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

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
Total	0.5885	2.5297	5.8902	0.0256	2.1583	0.0262	2.1845	0.5822	0.0248	0.6070	0.0000	2,409.7556	2,409.7556	0.0441	0.1912	2,467.8266

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****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
Total	0.1089	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

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
Total	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

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
Total	0.0600	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

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
Total	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

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
Total	0.7725	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

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
Total	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

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
Total	0.7515	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

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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		

[illegible]

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

[illegible]

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

Unmitigated

[illegible]

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

Mitigated

[illegible]

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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

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
Total	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

7.0 Water Detail

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
----------------	--------

11.0 Vegetation

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	500.73	CH4 Intensity (lb/MW hr)	0.027	N2O Intensity (lb/MW hr)	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

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
Maximum	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

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
Maximum	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

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
Total	0.3410	1.0000e-005	1.2700e-003	0.0000	0.0000	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

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

2.2 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
Total	0.3410	1.0000e-005	1.2700e-003	0.0000	0.0000	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

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

3.0 Construction Detail

Construction Phase

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

Acres of Grading (Site Preparation Phase): 0

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**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

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**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
Total	0.5816	6.1987	4.2182	0.0108	4.6841	0.2446	4.9287	0.7084	0.2250	0.9334	0.0000	949.7597	949.7597	0.3072	0.0000	957.4390

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
Total	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

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**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
Total	0.2656	5.1340	5.8422	0.0108	1.8268	0.1967	2.0235	0.2763	0.1967	0.4730	0.0000	949.7586	949.7586	0.3072	0.0000	957.4379

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
Total	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

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**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
Total	0.4180	4.2970	3.0638	8.0300e-003	4.5667	0.1708	4.7375	0.6439	0.1571	0.8010	0.0000	705.7298	705.7298	0.2283	0.0000	711.4360

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
Total	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

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**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
Total	0.1974	3.8168	4.3432	8.0300e-003	1.7810	0.1462	1.9272	0.2511	0.1462	0.3973	0.0000	705.7289	705.7289	0.2283	0.0000	711.4351

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
Total	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

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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

7.0 Water Detail**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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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 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

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
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	500.73	CH4 Intensity (lb/MW hr)	0.027	N2O Intensity (lb/MW hr)	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

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
Maximum	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

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
Maximum	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

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
Total	0.3410	1.0000e-005	1.2700e-003	0.0000	0.0000	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

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
Total	0.3410	1.0000e-005	1.2700e-003	0.0000	0.0000	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

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

3.0 Construction Detail**Construction Phase**

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

Acres of Grading (Site Preparation Phase): 0

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**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

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**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
Total	0.5673	6.0810	3.9707	0.0104	4.6841	0.2388	4.9229	0.7084	0.2197	0.9281	0.0000	915.2794	915.2794	0.2960	0.0000	922.6799

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
Total	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

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**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
Total	0.1280	0.5544	4.6914	0.0104	1.8268	0.0171	1.8439	0.2763	0.0171	0.2933	0.0000	915.2783	915.2783	0.2960	0.0000	922.6788

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
Total	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

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**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
Total	0.4078	4.2177	2.8793	7.7400e-003	4.5667	0.1669	4.7336	0.6439	0.1535	0.7974	0.0000	680.0882	680.0882	0.2200	0.0000	685.5871

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
Total	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

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**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
Total	0.0951	0.4122	3.4877	7.7400e-003	1.7810	0.0127	1.7937	0.2511	0.0127	0.2638	0.0000	680.0874	680.0874	0.2200	0.0000	685.5862

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
Total	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

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**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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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**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
Total	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

7.0 Water Detail**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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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**

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 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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	CH4 Intensity (lb/MWhr)	0.026	N2O Intensity (lb/MWhr)	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 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	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
tblConstructionPhase	NumDays	110.00	496.00

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

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

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	1,346.038 8	1,346.038 8	0.1162	0.0786	1,372.363 6
2024	1.9610	10.4946	13.2264	0.0473	3.0960	0.3390	3.4350	0.8335	0.3168	1.1503	0.0000	4,377.043 5	4,377.043 5	0.3588	0.2404	4,457.642 9
2025	2.0714	10.5466	14.5926	0.0496	3.1498	0.3463	3.4961	0.8477	0.3230	1.1707	0.0000	4,590.868 4	4,590.868 4	0.4341	0.2336	4,671.334 3
Maximum	2.0714	10.5466	14.5926	0.0496	3.1498	0.3463	3.4961	0.8477	0.3230	1.1707	0.0000	4,590.868 4	4,590.868 4	0.4341	0.2404	4,671.334 3

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	1,346.038 4	1,346.038 4	0.1162	0.0786	1,372.363 2
2024	1.3917	4.0895	14.7493	0.0473	3.0960	0.0543	3.1502	0.8335	0.0524	0.8859	0.0000	4,377.042 2	4,377.042 2	0.3588	0.2404	4,457.641 6
2025	1.4913	4.1639	16.5569	0.0496	3.1498	0.0585	3.2083	0.8477	0.0566	0.9044	0.0000	4,590.866 8	4,590.866 8	0.4341	0.2336	4,671.332 7
Maximum	1.4913	4.1639	16.5569	0.0496	3.1498	0.0585	3.2083	0.8477	0.0566	0.9044	0.0000	4,590.866 8	4,590.866 8	0.4341	0.2404	4,671.332 7

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
Total	6.9957	4.2000e-004	0.0465	0.0000	0.0000	1.7000e-004	1.7000e-004	0.0000	1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964

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
Total	6.9957	4.2000e-004	0.0465	0.0000	0.0000	1.7000e-004	1.7000e-004	0.0000	1.7000e-004	1.7000e-004	0.0000	0.0906	0.0906	2.4000e-004	0.0000	0.0964

	ROG	NOx	CO	SO2	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	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	

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**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
Total	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

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
Total	0.2417	1.0400	2.4193	0.0105	0.8865	0.0108	0.8973	0.2391	0.0102	0.2493	0.0000	990.1688	990.1688	0.0181	0.0786	1,014.0425

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
Total	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

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
Total	0.2417	1.0400	2.4193	0.0105	0.8865	0.0108	0.8973	0.2391	0.0102	0.2493	0.0000	990.1688	990.1688	0.0181	0.0786	1,014.0425

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	1,084.474 9	1,084.474 9	0.2979	0.0000	1,091.923 0
Total	0.6986	7.1108	4.9253	0.0125		0.2955	0.2955		0.2751	0.2751	0.0000	1,084.474 9	1,084.474 9	0.2979	0.0000	1,091.923 0

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	1,297.736 4	1,297.736 4	0.0138	0.1916	1,355.176 4
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.823 7	1,657.823 7	0.0380	0.0414	1,671.100 1
Total	0.6919	3.1159	6.9601	0.0312	2.7008	0.0322	2.7330	0.7285	0.0305	0.7590	0.0000	2,955.560 1	2,955.560 1	0.0518	0.2330	3,026.276 5

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	1,084.473 6	1,084.473 6	0.2979	0.0000	1,091.921 7
Total	0.1530	0.8764	6.4447	0.0125		0.0196	0.0196		0.0196	0.0196	0.0000	1,084.473 6	1,084.473 6	0.2979	0.0000	1,091.921 7

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	1,297.736 4	1,297.736 4	0.0138	0.1916	1,355.176 4
Worker	0.6083	0.4298	5.9022	0.0177	2.2059	0.0101	2.2159	0.5857	9.2600e-003	0.5950	0.0000	1,657.823 7	1,657.823 7	0.0380	0.0414	1,671.100 1
Total	0.6919	3.1159	6.9601	0.0312	2.7008	0.0322	2.7330	0.7285	0.0305	0.7590	0.0000	2,955.560 1	2,955.560 1	0.0518	0.2330	3,026.276 5

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
Total	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

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
Total	0.6493	3.0375	6.5268	0.0302	2.6904	0.0316	2.7221	0.7258	0.0299	0.7557	0.0000	2,881.341 8	2,881.341 8	0.0484	0.2256	2,949.770 9

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
Total	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

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
Total	0.6493	3.0375	6.5268	0.0302	2.6904	0.0316	2.7221	0.7258	0.0299	0.7557	0.0000	2,881.3418	2,881.3418	0.0484	0.2256	2,949.7709

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
Total	0.1634	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

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
Total	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

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
Total	0.0847	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

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
Total	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

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
Total	0.4615	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

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
Total	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

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
Total	0.4379	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

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
Total	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

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
Total	0.5109	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

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
Total	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

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
Total	0.4863	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

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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		

[illegible]

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

[illegible]

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

Unmitigated

[illegible]

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

Mitigated

[illegible]

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
Total		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****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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

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 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
----------------	--------

11.0 Vegetation

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	CH4 Intensity (lb/MWhr)	0.026	N2O Intensity (lb/MWhr)	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

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
Maximum	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

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
Maximum	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

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
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
Total	0.2545	1.0000e-005	9.5000e-004	0.0000	0.0000	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

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**2.2 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
Total	0.2545	1.0000e-005	9.5000e-004	0.0000	0.0000	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

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

3.0 Construction Detail**Construction Phase**

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

Acres of Grading (Site Preparation Phase): 0

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**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

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**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
Total	0.5623	5.7800	4.1212	0.0108	2.2177	0.2297	2.4474	0.4421	0.2114	0.6534	0.0000	949.3002	949.3002	0.3070	0.0000	956.9758

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
Total	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

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**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
Total	0.2656	5.1340	5.8422	0.0108	0.8649	0.1967	1.0616	0.1724	0.1967	0.3691	0.0000	949.2991	949.2991	0.3070	0.0000	956.9747

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
Total	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

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**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
Total	0.3880	3.7654	2.9337	8.3900e-003	2.1153	0.1490	2.2643	0.3858	0.1371	0.5229	0.0000	736.5480	736.5480	0.2382	0.0000	742.5033

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
Total	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

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**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
Total	0.2062	3.9856	4.5354	8.3900e-003	0.8250	0.1527	0.9776	0.1505	0.1527	0.3031	0.0000	736.5471	736.5471	0.2382	0.0000	742.5025

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
Total	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

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**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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

7.0 Water Detail**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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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**

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	492.92	CH4 Intensity (lb/MWhr)	0.026	N2O Intensity (lb/MWhr)	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

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
Maximum	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

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
Maximum	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

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
Total	0.2545	1.0000e-005	9.5000e-004	0.0000	0.0000	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

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
Total	0.2545	1.0000e-005	9.5000e-004	0.0000	0.0000	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

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

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2024	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
Total	0.5486	5.6734	3.8731	0.0104	2.2177	0.2245	2.4422	0.4421	0.2065	0.6486	0.0000	914.8089	914.8089	0.2959	0.0000	922.2056

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
Total	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

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
Total	0.1280	0.5544	4.6914	0.0104	0.8649	0.0171	0.8820	0.1724	0.0171	0.1895	0.0000	914.8078	914.8078	0.2959	0.0000	922.2045

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
Total	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

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
Total	0.3781	3.6933	2.7414	8.0800e-003	2.1153	0.1455	2.2608	0.3858	0.1338	0.5196	0.0000	709.7679	709.7679	0.2296	0.0000	715.5068

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
Total	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

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
Total	0.0993	0.4304	3.6420	8.0800e-003	0.8250	0.0132	0.8382	0.1505	0.0132	0.1637	0.0000	709.7671	709.7671	0.2296	0.0000	715.5059

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
Total	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

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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

[illegible]

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

Unmitigated

[illegible]

Mitigated

[illegible]

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

7.0 Water Detail

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total		0.0000	0.0000	0.0000	0.0000

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**

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 - 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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	477.29	CH4 Intensity (lb/MW hr)	0.023	N2O Intensity (lb/MW hr)	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

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

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

[illegible]

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

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

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

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

[illegible]

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

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

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

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

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
Maximum	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

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
Maximum	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

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
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
Total	1.6152	1.4000e-004	0.0159	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331

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

2.2 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
Total	1.6152	1.4000e-004	0.0159	0.0000	0.0000	6.0000e-005	6.0000e-005	0.0000	6.0000e-005	6.0000e-005	0.0000	0.0311	0.0311	8.0000e-005	0.0000	0.0331

	ROG	NOx	CO	SO2	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	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	

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**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

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

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
Total	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

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
Total	0.0927	0.4486	0.9322	4.4400e-003	0.4056	4.6800e-003	0.4103	0.1094	4.4300e-003	0.1139	0.0000	425.3670	425.3670	6.9100e-003	0.0331	435.4065

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**3.2 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
Total	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

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
Total	0.0927	0.4486	0.9322	4.4400e-003	0.4056	4.6800e-003	0.4103	0.1094	4.4300e-003	0.1139	0.0000	425.3670	425.3670	6.9100e-003	0.0331	435.4065

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**3.2 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
Total	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

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
Total	0.0169	0.0848	0.1711	8.4000e-004	0.0782	8.9000e-004	0.0790	0.0211	8.4000e-004	0.0219	0.0000	80.2756	80.2756	1.2600e-003	6.2100e-003	82.1580

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**3.2 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
Total	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

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
Total	0.0169	0.0848	0.1711	8.4000e-004	0.0782	8.9000e-004	0.0790	0.0211	8.4000e-004	0.0219	0.0000	80.2756	80.2756	1.2600e-003	6.2100e-003	82.1580

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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
Total	0.0122	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

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
Total	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

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**3.3 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
Total	9.3200e-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

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
Total	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

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**3.3 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
Total	0.0284	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

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
Total	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

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**3.3 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
Total	0.0218	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

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
Total	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

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 - 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
Total	0.1589	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

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
Total	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

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 - 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
Total	0.1552	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

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
Total	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

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
Total	0.0855	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

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
Total	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

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
Total	0.0836	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

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

Unmitigated

[illegible]

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

Mitigated

[illegible]

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

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
Total		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****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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail**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
Total		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****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
Total		0.0000	0.0000	0.0000	0.0000

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

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	485.11	CH4 Intensity (lb/MW hr)	0.024	N2O Intensity (lb/MW hr)	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 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	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

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
Maximum	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

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
Maximum	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

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
Total	8.1027	4.8000e-004	0.0527	0.0000	0.0000	1.9000e-004	1.9000e-004	0.0000	1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094

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
Total	8.1027	4.8000e-004	0.0527	0.0000	0.0000	1.9000e-004	1.9000e-004	0.0000	1.9000e-004	1.9000e-004	0.0000	0.1027	0.1027	2.7000e-004	0.0000	0.1094

	ROG	NOx	CO	SO2	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	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
Total	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

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
Total	0.2606	1.1732	2.6217	0.0118	1.0173	0.0121	1.0294	0.2744	0.0115	0.2859	0.0000	1,113.0983	1,113.0983	0.0195	0.0877	1,139.7249

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
Total	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

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
Total	0.2606	1.1732	2.6217	0.0118	1.0173	0.0121	1.0294	0.2744	0.0115	0.2859	0.0000	1,113.0983	1,113.0983	0.0195	0.0877	1,139.7249

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
Total	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

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
Total	0.7366	3.4441	7.4037	0.0343	3.0519	0.0359	3.0877	0.8232	0.0339	0.8572	0.0000	3,267.910 1	3,267.910 1	0.0549	0.2558	3,345.502 1

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	1,351.796 6	1,351.796 6	0.3570	0.0000	1,360.721 1
Total	0.2608	3.2925	8.0972	0.0156		0.2025	0.2025		0.2025	0.2025	0.0000	1,351.796 6	1,351.796 6	0.3570	0.0000	1,360.721 1

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	1,439.902 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
Total	0.7366	3.4441	7.4037	0.0343	3.0519	0.0359	3.0877	0.8232	0.0339	0.8572	0.0000	3,267.910 1	3,267.910 1	0.0549	0.2558	3,345.502 1

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
Total	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

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
Total	0.4061	1.9640	4.0847	0.0195	1.7773	0.0205	1.7978	0.4794	0.0194	0.4988	0.0000	1,863.2152	1,863.2152	0.0303	0.1450	1,907.1693

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
Total	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

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
Total	0.4061	1.9640	4.0847	0.0195	1.7773	0.0205	1.7978	0.4794	0.0194	0.4988	0.0000	1,863.2152	1,863.2152	0.0303	0.1450	1,907.1693

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
Total	0.0124	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

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
Total	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

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
Total	9.2500e-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

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
Total	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

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
Total	0.1576	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

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
Total	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

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
Total	0.1172	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

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
Total	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

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 - 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
Total	0.5854	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

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
Total	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

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 - 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
Total	0.5688	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

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
Total	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

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****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
Total	0.5056	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

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
Total	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

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
Total	0.4913	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

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
Total	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

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

4.1 Mitigation Measures Mobile

[illegible]

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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		

[illegible]

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

[illegible]

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

Unmitigated

[illegible]

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

Mitigated

[illegible]

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
Total		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****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
Total		0.0000	0.0000	0.0000	0.0000

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
Total	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

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
Total	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

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

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
Total		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**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
Total		0.0000	0.0000	0.0000	0.0000

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 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
----------------	--------

11.0 Vegetation

APPENDIX 3.2:

CALEEMOD 2027 PROJECT SCENARIO GHG EMISSIONS OUTPUT

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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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	485.11	CH4 Intensity (lb/MW hr)	0.024	N2O Intensity (lb/MW hr)	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

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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

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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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2.1 Overall Construction

Unmitigated Construction

[illegible]

Mitigated Construction

[illegible][illegible]

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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
Total	0.6420	4.2792	2.1632	0.0343	1.2337	0.0360	1.2696	0.3413	0.0352	0.3764	19.1347	4,299.1845	4,318.3192	1.2849	0.0125	4,354.1516

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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
Total	0.6420	4.2792	2.1632	0.0343	1.2337	0.0360	1.2696	0.3413	0.0352	0.3764	19.1347	4,299.1845	4,318.3192	1.2849	0.0125	4,354.1516

	ROG	NOx	CO	SO2	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

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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 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

3.2 Demolition - 2024

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

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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
Total	316.00	125.76	313.48	2,925,906	2,925,906

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	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

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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
Total		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

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
Total		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

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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
Total		879.0686	0.0435	7.2500e-003	882.3159

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
Total		879.0686	0.0435	7.2500e-003	882.3159

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
Total	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

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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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

	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
Total		1.1012	5.5500e-003	1.4000e-004	1.2813

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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
Total		1.1012	5.5500e-003	1.4000e-004	1.2813

8.0 Waste Detail**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

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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
Total		19.0812	1.1277	0.0000	47.2727

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
Total		19.0812	1.1277	0.0000	47.2727

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 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Annual

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 - 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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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

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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

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
Total	23.1322	51.7757	53.2228	0.3593	21.6665	0.7491	22.4156	5.8784	0.7132	6.5917	844.9925	37,243.9224	38,088.9149	51.3855	4.0849	40,590.8615

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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
Total	23.1322	51.7757	53.2228	0.3593	21.6665	0.7491	22.4156	5.8784	0.7132	6.5917	844.9925	37,243.9224	38,088.9149	51.3855	4.0849	40,590.8615

	ROG	NOx	CO	SO2	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	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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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

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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	9,347.80	3,758.48	9,291.92	54,251,443	54,251,443

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
NaturalGas 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
NaturalGas 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 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**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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
Total		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 - 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
Total		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**5.3 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
Total		2,291.2945	0.1104	0.0192	2,299.7773

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**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
Total		2,291.2945	0.1104	0.0192	2,299.7773

6.0 Area Detail**6.1 Mitigation Measures Area**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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
Total	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

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**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
Total	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

7.0 Water Detail**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
Total		109.7824	0.5619	0.0140	128.0092

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
Total		109.7824	0.5619	0.0140	128.0092

8.0 Waste Detail

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
Total		839.5706	49.6172	0.0000	2,080.0007

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
Total		839.5706	49.6172	0.0000	2,080.0007

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
Total	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

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 - High-Cube Cold Storage Operations - 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 - High-Cube Cold Storage Operations - Mitigated)****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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	485.11	CH4 Intensity (lb/MWhr)	0.024	N2O Intensity (lb/MWhr)	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 Use -

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

Vehicle Emission Factors -

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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 Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
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	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.18
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.05
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	0.09
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.024
tblProjectCharacteristics	CO2IntensityFactor	390.98	485.11
tblVehicleEF	LDA	0.47	0.47
tblVehicleEF	LDA	1.74	1.72
tblVehicleEF	LDA	230.96	220.57
tblVehicleEF	LDA	47.57	45.42
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.13	0.13
tblVehicleEF	LDA	1.0850e-003	1.0740e-003
tblVehicleEF	LDA	1.5060e-003	1.4910e-003
tblVehicleEF	LDA	9.9900e-004	9.8900e-004
tblVehicleEF	LDA	1.3850e-003	1.3710e-003
tblVehicleEF	LDA	0.05	0.05
tblVehicleEF	LDA	0.07	0.07
tblVehicleEF	LDA	0.04	0.04
tblVehicleEF	LDA	4.3930e-003	4.3820e-003
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.14	0.14
tblVehicleEF	LDA	0.05	0.05
tblVehicleEF	LDA	0.07	0.07
tblVehicleEF	LDA	0.04	0.04
tblVehicleEF	LDA	6.3850e-003	6.3700e-003
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.15	0.15
tblVehicleEF	LDA	0.58	0.57

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDA	1.53	1.52
tblVehicleEF	LDA	250.98	239.69
tblVehicleEF	LDA	47.18	45.04
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.13	0.13
tblVehicleEF	LDA	1.0850e-003	1.0740e-003
tblVehicleEF	LDA	1.5060e-003	1.4910e-003
tblVehicleEF	LDA	9.9900e-004	9.8900e-004
tblVehicleEF	LDA	1.3850e-003	1.3710e-003
tblVehicleEF	LDA	0.09	0.09
tblVehicleEF	LDA	0.09	0.08
tblVehicleEF	LDA	0.07	0.07
tblVehicleEF	LDA	4.9540e-003	4.9420e-003
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.12	0.12
tblVehicleEF	LDA	0.09	0.09
tblVehicleEF	LDA	0.09	0.08
tblVehicleEF	LDA	0.07	0.07
tblVehicleEF	LDA	7.2040e-003	7.1870e-003
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.13	0.13
tblVehicleEF	LDA	0.44	0.44
tblVehicleEF	LDA	1.77	1.75
tblVehicleEF	LDA	225.50	215.36
tblVehicleEF	LDA	47.63	45.47
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.13	0.13
tblVehicleEF	LDA	1.0850e-003	1.0740e-003
tblVehicleEF	LDA	1.5060e-003	1.4910e-003

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDA	9.9900e-004	9.8900e-004
tblVehicleEF	LDA	1.3850e-003	1.3710e-003
tblVehicleEF	LDA	0.04	0.04
tblVehicleEF	LDA	0.08	0.08
tblVehicleEF	LDA	0.03	0.03
tblVehicleEF	LDA	4.2460e-003	4.2360e-003
tblVehicleEF	LDA	0.03	0.03
tblVehicleEF	LDA	0.14	0.14
tblVehicleEF	LDA	0.04	0.04
tblVehicleEF	LDA	0.08	0.08
tblVehicleEF	LDA	0.03	0.03
tblVehicleEF	LDA	6.1720e-003	6.1570e-003
tblVehicleEF	LDA	0.03	0.03
tblVehicleEF	LDA	0.15	0.15
tblVehicleEF	LDT1	0.86	0.85
tblVehicleEF	LDT1	1.91	1.89
tblVehicleEF	LDT1	278.90	266.26
tblVehicleEF	LDT1	58.23	55.59
tblVehicleEF	LDT1	0.06	0.06
tblVehicleEF	LDT1	0.19	0.19
tblVehicleEF	LDT1	1.4250e-003	1.4100e-003
tblVehicleEF	LDT1	1.9380e-003	1.9180e-003
tblVehicleEF	LDT1	1.3100e-003	1.2970e-003
tblVehicleEF	LDT1	1.7820e-003	1.7630e-003
tblVehicleEF	LDT1	0.13	0.13
tblVehicleEF	LDT1	0.16	0.16
tblVehicleEF	LDT1	0.10	0.09
tblVehicleEF	LDT1	0.01	0.01
tblVehicleEF	LDT1	0.07	0.07

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDT1	0.23	0.23
tblVehicleEF	LDT1	0.13	0.13
tblVehicleEF	LDT1	0.16	0.16
tblVehicleEF	LDT1	0.10	0.09
tblVehicleEF	LDT1	0.02	0.02
tblVehicleEF	LDT1	0.07	0.07
tblVehicleEF	LDT1	0.25	0.25
tblVehicleEF	LDT1	1.05	1.04
tblVehicleEF	LDT1	1.70	1.68
tblVehicleEF	LDT1	300.25	286.63
tblVehicleEF	LDT1	57.78	55.16
tblVehicleEF	LDT1	0.06	0.06
tblVehicleEF	LDT1	0.18	0.18
tblVehicleEF	LDT1	1.4250e-003	1.4100e-003
tblVehicleEF	LDT1	1.9380e-003	1.9180e-003
tblVehicleEF	LDT1	1.3100e-003	1.2970e-003
tblVehicleEF	LDT1	1.7820e-003	1.7630e-003
tblVehicleEF	LDT1	0.26	0.25
tblVehicleEF	LDT1	0.20	0.20
tblVehicleEF	LDT1	0.18	0.18
tblVehicleEF	LDT1	0.02	0.02
tblVehicleEF	LDT1	0.07	0.07
tblVehicleEF	LDT1	0.20	0.20
tblVehicleEF	LDT1	0.26	0.25
tblVehicleEF	LDT1	0.20	0.20
tblVehicleEF	LDT1	0.18	0.18
tblVehicleEF	LDT1	0.02	0.02
tblVehicleEF	LDT1	0.07	0.07
tblVehicleEF	LDT1	0.22	0.22

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDT1	0.80	0.80
tblVehicleEF	LDT1	1.96	1.94
tblVehicleEF	LDT1	272.38	260.03
tblVehicleEF	LDT1	58.32	55.68
tblVehicleEF	LDT1	0.06	0.06
tblVehicleEF	LDT1	0.19	0.19
tblVehicleEF	LDT1	1.4250e-003	1.4100e-003
tblVehicleEF	LDT1	1.9380e-003	1.9180e-003
tblVehicleEF	LDT1	1.3100e-003	1.2970e-003
tblVehicleEF	LDT1	1.7820e-003	1.7630e-003
tblVehicleEF	LDT1	0.11	0.11
tblVehicleEF	LDT1	0.18	0.18
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.01	0.01
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.23	0.23
tblVehicleEF	LDT1	0.11	0.11
tblVehicleEF	LDT1	0.18	0.18
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.02	0.02
tblVehicleEF	LDT1	0.08	0.08
tblVehicleEF	LDT1	0.26	0.26
tblVehicleEF	LDT2	0.66	0.66
tblVehicleEF	LDT2	2.23	2.21
tblVehicleEF	LDT2	286.09	273.20
tblVehicleEF	LDT2	60.03	57.31
tblVehicleEF	LDT2	0.04	0.04
tblVehicleEF	LDT2	0.19	0.18
tblVehicleEF	LDT2	1.1700e-003	1.1580e-003

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDT2	1.5660e-003	1.5500e-003
tblVehicleEF	LDT2	1.0770e-003	1.0660e-003
tblVehicleEF	LDT2	1.4400e-003	1.4250e-003
tblVehicleEF	LDT2	0.09	0.09
tblVehicleEF	LDT2	0.10	0.10
tblVehicleEF	LDT2	0.07	0.07
tblVehicleEF	LDT2	8.7310e-003	8.7100e-003
tblVehicleEF	LDT2	0.05	0.05
tblVehicleEF	LDT2	0.20	0.20
tblVehicleEF	LDT2	0.09	0.09
tblVehicleEF	LDT2	0.10	0.10
tblVehicleEF	LDT2	0.07	0.07
tblVehicleEF	LDT2	0.01	0.01
tblVehicleEF	LDT2	0.05	0.05
tblVehicleEF	LDT2	0.22	0.22
tblVehicleEF	LDT2	0.81	0.80
tblVehicleEF	LDT2	1.98	1.96
tblVehicleEF	LDT2	305.92	292.13
tblVehicleEF	LDT2	59.53	56.83
tblVehicleEF	LDT2	0.04	0.04
tblVehicleEF	LDT2	0.18	0.18
tblVehicleEF	LDT2	1.1700e-003	1.1580e-003
tblVehicleEF	LDT2	1.5660e-003	1.5500e-003
tblVehicleEF	LDT2	1.0770e-003	1.0660e-003
tblVehicleEF	LDT2	1.4400e-003	1.4250e-003
tblVehicleEF	LDT2	0.17	0.17
tblVehicleEF	LDT2	0.12	0.12
tblVehicleEF	LDT2	0.13	0.13
tblVehicleEF	LDT2	9.8600e-003	9.8370e-003

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDT2	0.05	0.05
tblVehicleEF	LDT2	0.18	0.18
tblVehicleEF	LDT2	0.17	0.17
tblVehicleEF	LDT2	0.12	0.12
tblVehicleEF	LDT2	0.13	0.13
tblVehicleEF	LDT2	0.01	0.01
tblVehicleEF	LDT2	0.05	0.05
tblVehicleEF	LDT2	0.19	0.19
tblVehicleEF	LDT2	0.62	0.61
tblVehicleEF	LDT2	2.29	2.27
tblVehicleEF	LDT2	280.02	267.41
tblVehicleEF	LDT2	60.14	57.42
tblVehicleEF	LDT2	0.04	0.04
tblVehicleEF	LDT2	0.19	0.19
tblVehicleEF	LDT2	1.1700e-003	1.1580e-003
tblVehicleEF	LDT2	1.5660e-003	1.5500e-003
tblVehicleEF	LDT2	1.0770e-003	1.0660e-003
tblVehicleEF	LDT2	1.4400e-003	1.4250e-003
tblVehicleEF	LDT2	0.07	0.07
tblVehicleEF	LDT2	0.11	0.11
tblVehicleEF	LDT2	0.06	0.06
tblVehicleEF	LDT2	8.3840e-003	8.3640e-003
tblVehicleEF	LDT2	0.05	0.05
tblVehicleEF	LDT2	0.21	0.21
tblVehicleEF	LDT2	0.07	0.07
tblVehicleEF	LDT2	0.11	0.11
tblVehicleEF	LDT2	0.06	0.06
tblVehicleEF	LDT2	0.01	0.01
tblVehicleEF	LDT2	0.05	0.05

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	LDT2	0.23	0.23
tblVehicleEF	MDV	0.71	0.71
tblVehicleEF	MDV	2.44	2.42
tblVehicleEF	MDV	358.25	342.41
tblVehicleEF	MDV	74.76	71.37
tblVehicleEF	MDV	0.05	0.05
tblVehicleEF	MDV	0.23	0.23
tblVehicleEF	MDV	1.2050e-003	1.1930e-003
tblVehicleEF	MDV	1.5770e-003	1.5600e-003
tblVehicleEF	MDV	1.1110e-003	1.1000e-003
tblVehicleEF	MDV	1.4500e-003	1.4350e-003
tblVehicleEF	MDV	0.11	0.11
tblVehicleEF	MDV	0.13	0.13
tblVehicleEF	MDV	0.10	0.10
tblVehicleEF	MDV	0.01	0.01
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.25	0.25
tblVehicleEF	MDV	0.11	0.11
tblVehicleEF	MDV	0.13	0.13
tblVehicleEF	MDV	0.10	0.10
tblVehicleEF	MDV	0.02	0.02
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.28	0.28
tblVehicleEF	MDV	0.87	0.86
tblVehicleEF	MDV	2.16	2.13
tblVehicleEF	MDV	378.89	362.11
tblVehicleEF	MDV	74.18	70.81
tblVehicleEF	MDV	0.05	0.05
tblVehicleEF	MDV	0.22	0.22

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	MDV	1.2050e-003	1.1930e-003
tblVehicleEF	MDV	1.5770e-003	1.5600e-003
tblVehicleEF	MDV	1.1110e-003	1.1000e-003
tblVehicleEF	MDV	1.4500e-003	1.4350e-003
tblVehicleEF	MDV	0.22	0.22
tblVehicleEF	MDV	0.15	0.15
tblVehicleEF	MDV	0.18	0.18
tblVehicleEF	MDV	0.01	0.01
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.22	0.22
tblVehicleEF	MDV	0.22	0.22
tblVehicleEF	MDV	0.15	0.15
tblVehicleEF	MDV	0.18	0.18
tblVehicleEF	MDV	0.02	0.02
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.24	0.24
tblVehicleEF	MDV	0.66	0.66
tblVehicleEF	MDV	2.50	2.47
tblVehicleEF	MDV	351.96	336.40
tblVehicleEF	MDV	74.87	71.48
tblVehicleEF	MDV	0.05	0.05
tblVehicleEF	MDV	0.23	0.23
tblVehicleEF	MDV	1.2050e-003	1.1930e-003
tblVehicleEF	MDV	1.5770e-003	1.5600e-003
tblVehicleEF	MDV	1.1110e-003	1.1000e-003
tblVehicleEF	MDV	1.4500e-003	1.4350e-003
tblVehicleEF	MDV	0.09	0.09
tblVehicleEF	MDV	0.14	0.14
tblVehicleEF	MDV	0.08	0.08

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblVehicleEF	MDV	0.01	0.01
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.26	0.26
tblVehicleEF	MDV	0.09	0.09
tblVehicleEF	MDV	0.14	0.14
tblVehicleEF	MDV	0.08	0.08
tblVehicleEF	MDV	0.02	0.02
tblVehicleEF	MDV	0.06	0.06
tblVehicleEF	MDV	0.28	0.28
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

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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	0.0000	0.0000	0.0000	0.0000	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 Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	0.2536	0.2130	1.5200e-003		0.0193	0.0193		0.0193	0.0193	0.0000	1,152.6991	1,152.6991	0.0487	0.0123	1,157.5779
Mobile	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.3702	2,570.3702	0.0452	0.3562	2,677.6497
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
Total	0.5886	4.7240	1.9867	0.0282	1.2341	0.0747	1.3088	0.3414	0.0722	0.4137	19.1347	3,724.1219	3,743.2566	1.2270	0.3686	3,883.7869

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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	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	977.3695	977.3695	0.0400	0.0108	981.6006
Mobile	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.370 2	2,570.370 2	0.0452	0.3562	2,677.649 7
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
Total	0.5886	4.7240	1.9867	0.0282	1.2341	0.0747	1.3088	0.3414	0.0722	0.4137	19.1347	3,548.792 3	3,567.927 0	1.2184	0.3672	3,707.809 6

	ROG	NOx	CO	SO2	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	4.71	4.68	0.71	0.39	4.53

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 - 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 (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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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 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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

4.1 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	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.370 2	2,570.370 2	0.0452	0.3562	2,677.649 7
Unmitigated	0.1528	4.4704	1.7711	0.0267	1.2341	0.0554	1.2895	0.3414	0.0530	0.3944	0.0000	2,570.370 2	2,570.370 2	0.0452	0.3562	2,677.649 7

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	316.00	125.76	313.48	2,925,906	2,925,906

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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	0.584500	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 - High-Cube Cold Storage Operations - Mitigated) - 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	0.175000	0.049700	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

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	701.3185	701.3185	0.0347	5.7800e-003	703.9092
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	876.6481	876.6481	0.0434	7.2300e-003	879.8865
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 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

5.2 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	5.173e+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
Total		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

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	5.173e+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
Total		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 3 - High-Cube Cold Storage Operations - 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			
Refrigerated Warehouse-No Rail	3.984e+006	876.6481	0.0434	7.2300e-003	879.8865
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		876.6481	0.0434	7.2300e-003	879.8865

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Refrigerated Warehouse-No Rail	3.1872e+006	701.3185	0.0347	5.7800e-003	703.9092
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		701.3185	0.0347	5.7800e-003	703.9092

6.0 Area Detail

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Annual

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

6.1 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
Total	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

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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	0.0464					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
Total	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

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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	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
Total		1.1012	5.5500e-003	1.4000e-004	1.2813

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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			
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
Total		1.1012	5.5500e-003	1.4000e-004	1.2813

8.0 Waste Detail**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 - 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			
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
Total		19.0812	1.1277	0.0000	47.2727

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
Total		19.0812	1.1277	0.0000	47.2727

9.0 Operational Offroad

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - 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	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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 - High-Cube Fulfillment Operations - 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	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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 - Mitigated) - 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 - Mitigated) - 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 - 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	0.0000	0.0000	0.0000	0.0000	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 - Mitigated) - Riverside-South Coast County, Annual

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

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	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
Total	23.1322	51.7757	53.2228	0.3593	21.6665	0.7491	22.4156	5.8784	0.7132	6.5917	844.9925	37,243.9224	38,088.9149	51.3855	4.0849	40,590.8615

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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	2,304.9852	2,304.9852	0.0974	0.0240	2,314.5759
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
Total	23.1322	51.7757	53.2228	0.3593	21.6665	0.7491	22.4156	5.8784	0.7132	6.5917	844.9925	36,785.6635	37,630.6560	51.3634	4.0811	40,130.9060

	ROG	NOx	CO	SO2	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	1.23	1.20	0.04	0.09	1.13

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 - High-Cube Fulfillment Operations - 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: 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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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 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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

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

4.1 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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	9,347.80	3,758.48	9,291.92	54,251,443	54,251,443

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

Percent of Electricity Use Generated with Renewable Energy

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	1,833.0356	1,833.0356	0.0883	0.0154	1,839.8218
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,291.2945	2,291.2945	0.1104	0.0192	2,299.7773
NaturalGas 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
NaturalGas 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 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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
Total		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 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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
Total		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 3 - High-Cube Fulfillment Operations - 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	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
Total		2,291.2945	0.1104	0.0192	2,299.7773

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	300469	65.0500	3.1300e-003	5.5000e-004	65.2909
Unrefrigerated Warehouse-No Rail	8.1664e+006	1,767.9856	0.0852	0.0148	1,774.5310
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		1,833.0356	0.0883	0.0154	1,839.8218

6.0 Area Detail**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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
Total	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

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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
Total		109.7824	0.5619	0.0140	128.0092

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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
Total		109.7824	0.5619	0.0140	128.0092

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	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
Total		839.5706	49.6172	0.0000	2,080.0007

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - 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	4136	839.5706	49.6172	0.0000	2,080.0007
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		839.5706	49.6172	0.0000	2,080.0007

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 - Mitigated) - 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
Total	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

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 usage 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

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)
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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

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	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
Total	3.3414	12.7431	14.2611	0.0955	6.1138	0.2133	6.3270	1.6760	0.2058	1.8818	126.1222	10,634.4290	10,760.5512	7.7519	0.9420	11,235.0698

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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	1,936.4417	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
Total	3.3414	12.7431	14.2611	0.0955	6.1138	0.2133	6.3270	1.6760	0.2058	1.8818	126.1222	10,634.4290	10,760.5512	7.7519	0.9420	11,235.0698

	ROG	NOx	CO	SO2	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	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: 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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 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	1.1779	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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	2,446.00	980.55	2,463.75	15,179,872	15,179,872

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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

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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	0.290000	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
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
Total		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

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
Total		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**5.3 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
Total		1,073.8157	0.0518	9.0000e-003	1,077.7911

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
Total		1,073.8157	0.0518	9.0000e-003	1,077.7911

6.0 Area Detail

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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
Total	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

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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	0.2318					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
Total	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

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	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
Total		5.4216	0.0278	6.9000e-004	6.3218

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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			
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
Total		5.4216	0.0278	6.9000e-004	6.3218

8.0 Waste Detail**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

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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			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		125.8544	7.4378	0.0000	311.7989

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
Total		125.8544	7.4378	0.0000	311.7989

9.0 Operational Offroad

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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
Total	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

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 - 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 - General Light Industrial Operations - Mitigated)****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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 usage based on information provided in the WSA

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - 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 - Mitigated) - 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

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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	0.0000	0.0000	0.0000	0.0000	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 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	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
Total	3.3414	12.7431	14.2611	0.0955	6.1138	0.2133	6.3270	1.6760	0.2058	1.8818	126.1222	10,634.4290	10,760.5512	7.7519	0.9420	11,235.0698

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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	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	1,721.6785	1,721.6785	0.0579	0.0230	1,729.9850
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
Total	3.3414	12.7431	14.2611	0.0955	6.1138	0.2133	6.3270	1.6760	0.2058	1.8818	126.1222	10,419.6659	10,545.7881	7.7415	0.9402	11,019.5116

	ROG	NOx	CO	SO2	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	2.02	2.00	0.13	0.19	1.92

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 - 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: 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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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 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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**4.1 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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	2,446.00	980.55	2,463.75	15,179,872	15,179,872

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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 - Mitigated) - Riverside-South Coast County, Annual

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

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	859.0526	859.0526	0.0414	7.2000e-003	862.2329
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
NaturalGas Mitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521
NaturalGas Unmitigated	0.0872	0.7924	0.6656	4.7500e-003		0.0602	0.0602		0.0602	0.0602	0.0000	862.6260	862.6260	0.0165	0.0158	867.7521

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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
Total		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

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
Total		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 - 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			
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
Total		1,073.8157	0.0518	9.0000e-003	1,077.7911

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	3.968e+006	859.0526	0.0414	7.2000e-003	862.2329
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		859.0526	0.0414	7.2000e-003	862.2329

6.0 Area Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.1 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
Total	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

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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	0.2318					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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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	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
Total		5.4216	0.0278	6.9000e-004	6.3218

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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			
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
Total		5.4216	0.0278	6.9000e-004	6.3218

8.0 Waste Detail**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 - 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			
General Heavy Industry	620	125.8544	7.4378	0.0000	311.7989
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000
Total		125.8544	7.4378	0.0000	311.7989

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
Total		125.8544	7.4378	0.0000	311.7989

9.0 Operational Offroad

Beaumont Pointe (Phase 3 - General Light Industrial Operations - 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	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
Total	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

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 - Go Kart Operations - 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 - Go Kart Operations - Mitigated)****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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 usage based on information provided in the WSA

Trips and VMT -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	0.0000	0.0000	0.0000	0.0000	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)
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Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	0.3140	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
Total	0.6453	0.5459	2.9530	7.1300e-003	0.7369	0.0144	0.7513	0.1968	0.0141	0.2109	89.4311	914.9696	1,004.4007	5.3449	0.0361	1,148.7914

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	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	265.1385	265.1385	8.9200e-003	3.5400e-003	266.4177
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
Total	0.6453	0.5459	2.9530	7.1300e-003	0.7369	0.0144	0.7513	0.1968	0.0141	0.2109	89.4311	881.8960	971.3271	5.3433	0.0359	1,115.5955

	ROG	NOx	CO	SO2	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	3.61	3.29	0.03	0.77	2.89

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 - Go Kart Operations - 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 (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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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

Mitigated Construction On-Site

[illegible]

Mitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	0.3178	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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	132.2941	132.2941	6.3800e-003	1.1100e-003	132.7839
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

Beaumont Pointe (Phase 3 - Go Kart Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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
Total		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

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
Total		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

Beaumont Pointe (Phase 3 - Go Kart Operations - 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			
Health Club	763840	165.3676	7.9700e-003	1.3900e-003	165.9798
Total		165.3676	7.9700e-003	1.3900e-003	165.9798

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	611072	132.2941	6.3800e-003	1.1100e-003	132.7839
Total		132.2941	6.3800e-003	1.1100e-003	132.7839

6.0 Area Detail**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	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
Total	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

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	0.0357					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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Go Kart Operations - 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	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
Total		3.7692	0.0349	8.5000e-004	4.8953

Beaumont Pointe (Phase 3 - Go Kart Operations - 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			
Health Club	1.06653 / 0.17641	3.7692	0.0349	8.5000e-004	4.8953
Total		3.7692	0.0349	8.5000e-004	4.8953

8.0 Waste Detail**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

Beaumont Pointe (Phase 3 - Go Kart Operations - 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			
Health Club	438.9	89.0927	5.2652	0.0000	220.7235
Total		89.0927	5.2652	0.0000	220.7235

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
Total		89.0927	5.2652	0.0000	220.7235

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 - Go Kart Operations - Mitigated) - 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

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 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	893,452.00	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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

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

Energy Mitigation -

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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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	WD_TR	32.93	11.60
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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	0.0000	0.0000	0.0000	0.0000	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)
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Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	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
Total	2.7743	3.0700	14.8003	0.0371	3.5862	0.1007	3.6869	0.9578	0.0991	1.0569	105.3865	5,193.2053	5,298.5917	6.6991	0.1959	5,524.4557

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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	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	1,938.5255	1,938.5255	0.0620	0.0270	1,948.1250
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
Total	2.7743	3.0700	14.8003	0.0371	3.5862	0.1007	3.6869	0.9578	0.0991	1.0569	105.3865	4,978.9281	5,084.3146	6.6888	0.1941	5,309.3853

	ROG	NOx	CO	SO2	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	4.13	4.04	0.15	0.91	3.89

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 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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 (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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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 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
Total	0.0000	0.0000	0.0000	0.0000	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 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
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**4.1 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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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
Total	4,124.00	5,297.70	5,298.37	9,486,250	9,486,250

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - Mitigated) - Riverside-South Coast County, Annual

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

	Miles			Trip %			Trip Purpose %		
Land Use	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

Percent of Electricity Use Generated with Renewable Energy

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	857.1084	857.1084	0.0413	7.1800e-003	860.2816
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
NaturalGas 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
NaturalGas 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, & Restaurant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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					
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
Total		0.1093	0.9934	0.8345	5.9500e-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, & Restaurant Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - Natural Gas****Mitigated**

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Total		0.1093	0.9934	0.8345	5.9500e-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, & Restaurant Operations - 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			
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
Total		1,071.3856	0.0516	8.9900e-003	1,075.3520

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Health Club	317440	68.7242	3.3100e-003	5.8000e-004	68.9786
High Turnover (Sit Down Restaurant)	553920	119.9210	5.7800e-003	1.0100e-003	120.3649
Hotel	2.53374e+006	548.5423	0.0264	4.6000e-003	550.5731
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	553920	119.9210	5.7800e-003	1.0100e-003	120.3649
Total		857.1085	0.0413	7.2000e-003	860.2816

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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 - Rock Climbing Operations - Mitigated)**

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 usage based on information provided in the WSA

Trips and VMT -

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

Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
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

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	0.0000	0.0000	0.0000	0.0000	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)
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Beaumont Pointe (Phase 3 - Rock Climbing Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	0.1060	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
Total	0.2811	0.2687	1.5641	3.6800e-003	0.3955	5.8900e-003	0.4014	0.1056	5.7200e-003	0.1113	30.1975	430.9964	461.1939	1.8116	0.0185	511.9854

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	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	89.5273	89.5273	3.0100e-003	1.2000e-003	89.9592
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
Total	0.2811	0.2687	1.5641	3.6800e-003	0.3955	5.8900e-003	0.4014	0.1056	5.7200e-003	0.1113	30.1975	419.8287	450.0262	1.8111	0.0184	500.7763

	ROG	NOx	CO	SO2	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	2.59	2.42	0.03	0.49	2.19

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 - 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 (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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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

Mitigated Construction On-Site

[illegible]

Mitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	0.1706	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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.0 Energy Detail**

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	44.6707	44.6707	2.1500e-003	3.7000e-004	44.8361
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 - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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
Total		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

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
Total		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 - 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			
Health Club	257920	55.8384	2.6900e-003	4.7000e-004	56.0451
Total		55.8384	2.6900e-003	4.7000e-004	56.0451

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	206336	44.6707	2.1500e-003	3.7000e-004	44.8361
Total		44.6707	2.1500e-003	3.7000e-004	44.8361

6.0 Area Detail**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	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
Total	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

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	0.0121					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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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	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
Total		1.2727	0.0118	2.9000e-004	1.6530

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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			
Health Club	0.360128 / 0.0595671	1.2727	0.0118	2.9000e-004	1.6530
Total		1.2727	0.0118	2.9000e-004	1.6530

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

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

Beaumont Pointe (Phase 3 - Rock Climbing Operations - 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			
Health Club	148.2	30.0833	1.7779	0.0000	74.5300
Total		30.0833	1.7779	0.0000	74.5300

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
Total		30.0833	1.7779	0.0000	74.5300

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 - Rock Climbing Operations - Mitigated) - 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**

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 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	1.0973	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
Total	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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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	0.1290					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
Total	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

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	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, & Restaurant Operations - 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			
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
Total		58.2002	0.5392	0.0131	75.5877

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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			
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
Total		58.2002	0.5392	0.0131	75.5877

8.0 Waste Detail

8.1 Mitigation Measures Waste

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations - 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	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 - 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			
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
Total		100.1618	5.9194	0.0000	248.1467

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restaurant Operations - 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			
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
Total		100.1618	5.9194	0.0000	248.1467

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 - 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	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 - Trampoline Park Operations - 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 - Trampoline Park Operations - Mitigated)**

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

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	477.29	CH4 Intensity (lb/MWhr)	0.023	N2O Intensity (lb/MWhr)	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 usaged based on information provided in the WSA

Trips and VMT -

Energy Mitigation -

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

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
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

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	0.0000	0.0000	0.0000	0.0000	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)
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Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

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

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	0.0979	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
Total	0.2511	0.2368	1.3684	3.2300e-003	0.3455	5.3100e-003	0.3508	0.0923	5.1500e-003	0.0974	27.8746	381.6035	409.4781	1.6713	0.0162	456.0916

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	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	82.6406	82.6406	2.7800e-003	1.1000e-003	83.0393
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
Total	0.2511	0.2368	1.3684	3.2300e-003	0.3455	5.3100e-003	0.3508	0.0923	5.1500e-003	0.0974	27.8746	371.2949	399.1695	1.6708	0.0161	445.7448

	ROG	NOx	CO	SO2	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	2.70	2.52	0.03	0.56	2.27

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 - 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 (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

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

Unmitigated Construction On-Site

[illegible]

Unmitigated Construction Off-Site

[illegible]

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

Mitigated Construction On-Site

[illegible]

Mitigated Construction Off-Site

[illegible]

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	0.1490	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

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	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

	Miles			Trip %			Trip Purpose %		
Land Use	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 - Mitigated) - Riverside-South Coast County, Annual

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	41.2345	41.2345	1.9900e-003	3.5000e-004	41.3872
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

Beaumont Pointe (Phase 3 - Trampoline Park Operations - Mitigated) - Riverside-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 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
Total		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

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
Total		4.1800e-003	0.0380	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4061	41.4061	7.9000e-004	7.6000e-004	41.6521

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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			
Health Club	238080	51.5432	2.4800e-003	4.3000e-004	51.7340
Total		51.5432	2.4800e-003	4.3000e-004	51.7340

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Health Club	190464	41.2345	1.9900e-003	3.5000e-004	41.3872
Total		41.2345	1.9900e-003	3.5000e-004	41.3872

6.0 Area Detail**6.1 Mitigation Measures Area**

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	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
Total	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

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	0.0111					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
Total	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

7.0 Water Detail**7.1 Mitigation Measures Water**

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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	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
Total		1.1748	0.0109	2.6000e-004	1.5258

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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			
Health Club	0.332426 / 0.054985	1.1748	0.0109	2.6000e-004	1.5258
Total		1.1748	0.0109	2.6000e-004	1.5258

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

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

Beaumont Pointe (Phase 3 - Trampoline Park Operations - 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			
Health Club	136.8	27.7692	1.6411	0.0000	68.7969
Total		27.7692	1.6411	0.0000	68.7969

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
Total		27.7692	1.6411	0.0000	68.7969

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 - Trampoline Park Operations - Mitigated) - 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**

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
