Beaumont Pointe

AIR QUALITY IMPACT ANALYSIS

CITY OF BEAUMONT

PREPARED BY:

Haseeb Qureshi
hqureshi@urbanxroads.com

Alyssa Tamase
atamase@urbanxroads.com

AUGUST 29, 2022

TABLE OF CONTENTS

TABLE OF CONTENTS I
APPENDICES II
LIST OF EXHIBITS II
LIST OF TABLES II
LIST OF ABBREVIATED TERMS IV
1 INTRODUCTION 3
1.1 Site Location 3
1.2 Project Description 3
2 AIR QUALITY SETTING 8
2.1 South Coast Air Basin (SCAB) 8
2.2 Regional Climate 8
2.3 Project Location and Climate 9
2.4 Criteria Pollutants 10
2.5 Toxic Air Contaminants 16
2.6 Existing Air Quality 17
2.7 Regional Air Quality 21
2.8 Local Air Quality 21
2.9 Regulatory Background 23
2.10 Regional Air Quality Improvement 29
3 PROJECT AIR QUALITY IMPACT 41
3.1 Introduction 41
3.2 Standards of Significance 41
3.3 Model Employed To Analyze Air Quality 42
3.4 Construction Emissions 42
3.5 Operational Emissions 52
3.6 Localized Significance 65
3.7 CO “Hot Spot” Analysis 71
3.8 AQMP 74
3.9 Potential Health Impacts of the Project 77
3.10 Odors 79
3.11 Cumulative Impacts 80
4 REFERENCES 82
5 CERTIFICATIONS 86

APPENDICES

APPENDIX 2.1: STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS
APPENDIX 3.1: PHASE 1 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)
APPENDIX 3.2: PHASE 2 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)
APPENDIX 3.3: PHASE 3 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)
APPENDIX 3.4: PHASE 1 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)
APPENDIX 3.5: PHASE 2 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)
APPENDIX 3.6: PHASE 3 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)
APPENDIX 3.7: CALEEMOD PHASE 1 OPERATIONAL EMISSIONS MODEL OUTPUTS
APPENDIX 3.8: CALEEMOD PHASE 2 OPERATIONAL EMISSIONS MODEL OUTPUTS
APPENDIX 3.9: CALEEMOD PHASE 3 (INDUSTRIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS
APPENDIX 3.10: CALEEMOD PHASE 3 (COMMERCIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS
APPENDIX 3.11: BLASTING EMISSIONS
APPENDIX 3.12: AERMOD LST MODELING OUTPUT
APPENDIX 3.13: SCAQMD AMICUS BRIEF

LIST OF EXHIBITS

EXHIBIT 1-A: LOCATION MAP 5
EXHIBIT 1-B: SITE PLAN 6
EXHIBIT 2-A: DPM AND DIESEL VEHICLE MILES TREND 37
EXHIBIT 2-B: MATES V RISK MAP 39
EXHIBIT 3-A: RECEPTOR LOCATIONS 69

LIST OF TABLES

TABLE 2-1: CRITERIA POLLUTANTS 10
TABLE 2-2: OTHER POLLUTANTS 16
TABLE 2-3: AMBIENT AIR QUALITY STANDARDS (1 OF 2) 19
TABLE 2-3: AMBIENT AIR QUALITY STANDARDS (2 OF 2) 20
TABLE 2-4: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SCAB 21
TABLE 2-5: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2017-2019 22
TABLE 2-6: SCAB O_3 TREND 30
TABLE 2-7: SCAB AVERAGE 24-HOUR CONCENTRATION PM_{10} TREND (BASED ON FEDERAL STANDARD)[1] 31
TABLE 2-8: SCAB ANNUAL AVERAGE CONCENTRATION PM_{10} TREND (BASED ON STATE STANDARD)[1] 31
TABLE 2-9: SCAB 24-HOUR AVERAGE CONCENTRATION $PM_{2.5}$ TREND (BASED ON FEDERAL STANDARD)[1] 32
TABLE 2-10: SCAB ANNUAL AVERAGE CONCENTRATION $PM_{2.5}$ TREND (BASED ON STATE STANDARD)[1] 32
TABLE 2-11: SCAB 8-HOUR AVERAGE CONCENTRATION CO TREND[1] 34
TABLE 2-12: SCAB 1-HOUR AVERAGE CONCENTRATION NO_2 TREND (BASED ON FEDERAL STANDARD) 35
TABLE 2-13: SCAB 1-HOUR AVERAGE CONCENTRATION NO_2 TREND (BASED ON STATE STANDARD) ... 35
TABLE 3-1: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS 41
TABLE 3-2: CONSTRUCTION ACTIVITIES 42
TABLE 3-3: CONSTRUCTION DURATION 44

TABLE 3-4: OVERLAP OF CONSTRUCTION-RELATED ACTIVITIES 46
TABLE 3-5: CONSTRUCTION EQUIPMENT ASSUMPTIONS 47
TABLE 3-5: CONSTRUCTION EQUIPMENT ASSUMPTIONS (2 OF 2) 48
TABLE 3-6 OVERALL CONSTRUCTION EMISSIONS SUMMARY – WITHOUT MITIGATION 49
TABLE 3-7 OVERALL CONSTRUCTION EMISSIONS SUMMARY – WITH MITIGATION 51
TABLE 3-8: PASSENGER CAR FLEET MIX 54
TABLE 3-9: TRUCK FLEET MIX 55
TABLE 3-10: SUMMARY OF PEAK OPERATIONAL EMISSIONS (1 OF 2) 63
TABLE 3-10: SUMMARY OF PEAK OPERATIONAL EMISSIONS (2 OF 2) 64
TABLE 3-11: POTENTIAL OVERLAP OF CONSTRUCTION AND OPERATIONAL ACTIVITY 65
TABLE 3-12: LOCALIZED SIGNIFICANCE SUMMARY PEAK CONSTRUCTION (WITHOUT MITIGATION) 70
TABLE 3-13: LOCALIZED SIGNIFICANCE SUMMARY PEAK OPERATIONS (WITHOUT MITIGATION) 71
TABLE 3-14: CO MODEL RESULTS 72
TABLE 3-15: TRAFFIC VOLUMES 73
TABLE 3-16: OPENING YEAR (2023) TRAFFIC VOLUMES 73
TABLE 3-17: OPENING YEAR (2025) TRAFFIC VOLUMES 74
TABLE 3-18: OPENING YEAR (2027) TRAFFIC VOLUMES 74

LIST OF ABBREVIATED TERMS

%	Percent
°F	Degrees Fahrenheit
(1)	Reference
µg/m^3	Microgram per Cubic Meter
1992 CO Plan	*1992 Federal Attainment Plan for Carbon Monoxide*
1993 CEQA Handbook	*SCAQMD's CEQA Air Quality Handbook (1993)*
2016-2040 RTP/SCS	*2016-2040 Regional Transportation Plan/Sustainable Communities Strategy*
AB 2595	California Clean Air Act
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plan
BAAQMD	Bay Area Air Quality Management District
BC	Black Carbon
Brief	Brief of Amicus Curiae by the SCAQMD in the Friant Ranch Case
C_2Cl_4	Perchloroethylene
C_4H_6	1,3-butadiene
C_6H_6	Benzene
C_2H_3Cl	Vinyl Chloride
C_2H_4O	Acetaldehyde
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CEQA Guidelines	*2019 CEQA Statute and Guidelines*
CFR	Code of Federal Regulations
CH_2O	Formaldehyde
City	City of Beaumont
CO	Carbon Monoxide
COH	Coefficient of Haze

COHb	Carboxyhemoglobin
Cr(VI)	Chromium
CTP	Clean Truck Program
DPM	Diesel Particulate Matter
DRRP	Diesel Risk Reduction Plan
EC	Elemental Carbon
EIR	Environmental Impact Reports
EMFAC	EMissions FACtor Model
EPA	Environmental Protection Agency
ETW	Equivalent Test Weight
GHG	Greenhouse Gas
GVWR	Gross Vehicle Weight Rating
H_2S	Hydrogen Sulfide
HDT	Heavy Duty Trucks
HI	Hazard Index
HHDT	Heavy-Heavy-Duty Trucks
hp	Horsepower
lbs	Pounds
lbs/day	Pounds Per Day
LDA	Light Duty Auto
LDR	Low Density Residential
LDT1/LDT2	Light-Duty Trucks
LHDT1/LHDT2	Light-Heavy-Duty Trucks
LST	Localized Significance Threshold
LST Methodology	Final Localized Significance Threshold Methodology
MATES	Multiple Air Toxics Exposure Study
MCY	Motorcycles
MDV	Medium-Duty Vehicles
MHDT	Medium-Heavy-Duty Trucks
MICR	Maximum Individual Cancer Risk
MM	Mitigation Measures
mph	Miles Per Hour
MWELO	California Department of Water Resources' Model Water Efficient
N_2	Nitrogen
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NO	Nitric Oxide

NO_2	Nitrogen Dioxide
NO_X	Nitrogen Oxides
O_2	Oxygen
O_3	Ozone
O_2 Deficiency	Chronic Hypoxemia
OBD-II	On-Board Diagnostic
OPR	Office of Planning and Research
Pb	Lead
PM_{10}	Particulate Matter 10 microns in diameter or less
$PM_{2.5}$	Particulate Matter 2.5 microns in diameter or less
POLA	Port of Los Angeles
POLB	Port of Long Beach
ppm	Parts Per Million
Project	Beaumont Pointe
RECLAIM	Regional Clean Air Incentives Market
RFG-2	Reformulated Gasoline Regulation
ROG	Reactive Organic Gases
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCAQMD	South Coast Air Quality Management District
sf	Square Foot or Square Feet
SIPs	State Implementation Plans
SO_2	Sulfur Dioxide
SO_4	Sulfates
SO_X	Sulfur Oxides
SoCalGas	The Southern California Gas Company
SP	Specific Plan
SR-60	State Route 60
SRA	Source Receptor Area
TA	*Jack Rabbit Trail Specific Plan Traffic Analysis*
TAC	Toxic Air Contaminant
TDM	Transportation Demand Management
Title 24	California Building Code
TITLE I	Non-Attainment Provisions
TITLE II	Mobile Sources Provisions
TMA	Transportation Management Association

UFP	Ultra Fine Particles
UP	Union Pacific
UTRs	Utility Tractors
VLDR	Very Low Density Residential
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
vph	Vehicles Per Hour

This page intentionally left blank

This page intentionally left blank

1 INTRODUCTION

This report presents the results of the AQIA prepared by Urban Crossroads, Inc., for the proposed Beaumont Pointe (Project). The purpose of this AQIA is to evaluate the potential impacts to air quality associated with construction and operation of the Project and recommend measures to mitigate impacts considered potentially significant in comparison to thresholds established by the SCAQMD.

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

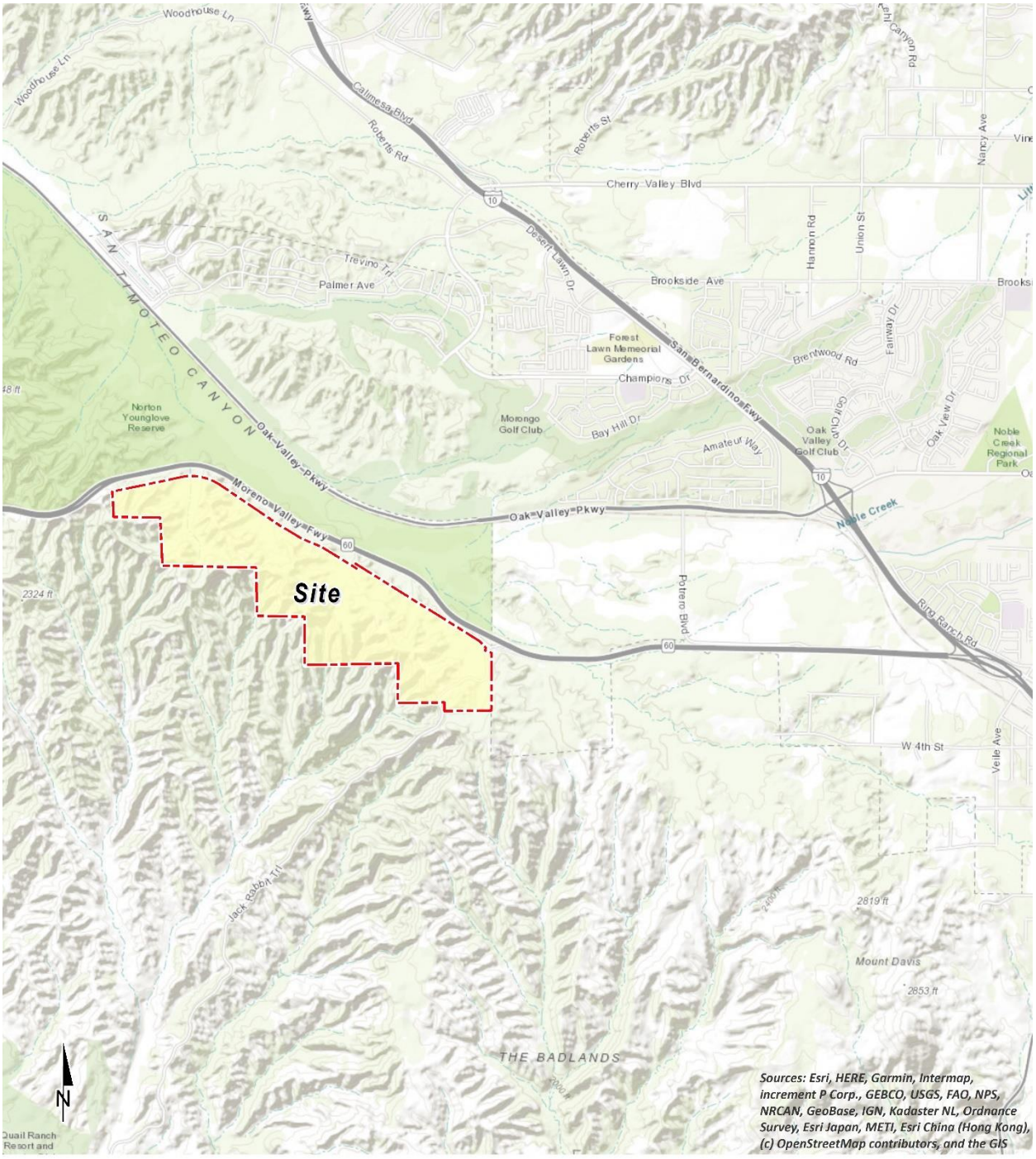
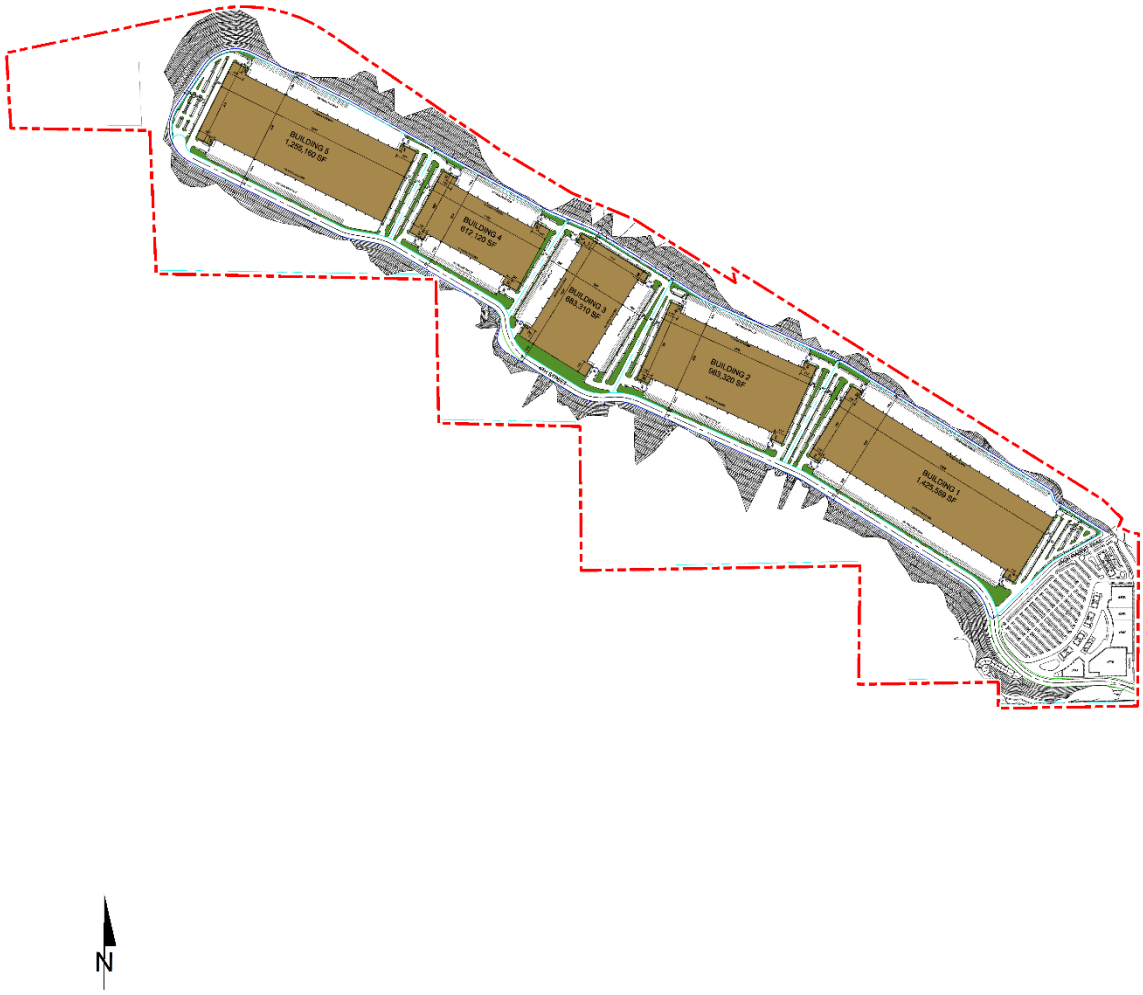


EXHIBIT 1-B: SITE PLAN



This page intentionally left blank

2 AIR QUALITY SETTING

This section provides an overview of the existing air quality conditions in the Project area and region.

2.1 SOUTH COAST AIR BASIN (SCAB)

The Project site is located in the SCAB within the jurisdiction of SCAQMD (2). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As previously stated, the Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County.

The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bounded by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

2.2 REGIONAL CLIMATE

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s degrees Fahrenheit (°F). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide (SO_2) to sulfates (SO_4) is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71% along the coast and 59% inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90% of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los

Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14½ hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NO_X and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

2.3 PROJECT LOCATION AND CLIMATE

The City of Beaumont, including the City's Sphere of Influence (SOI) lies within the SCAB, which is under the jurisdiction of the SCAQMD. As noted above, terrain and geographical location determine climate within the SCAB. The City of Beaumont lies within the terrain south of the San Gorgonio Mountains and

San Bernardino Mountains and northwest of the San Jacinto Mountains (3).

The City of Beaumont has a warm-summer Mediterranean climate, with temperatures reaching an average of up to 95 degrees Fahrenheit during the summer and 52 degrees Fahrenheit during the winter. Due to its higher elevation, it is usually 5-10 degrees cooler than its neighboring lower-elevation cities, such as Riverside, Hemet, Perris, San Jacinto, and the Coachella Valley. The annual precipitation is approximately 17 inches, with most rain occurring between the months of November and April (3).

The distinctive climate of the Project area and the SCAB itself is determined by its terrain and geographical location. The SCAB is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

Wind patterns across the south coastal region are characterized by westerly and southwesterly onshore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season.

Approximately 5 to 10 times a year the Project vicinity experiences strong, hot, dry desert winds known as the Santa Ana winds. These winds, associated with atmospheric high pressure, originate in the upper deserts and are channeled through the passes of the San Bernardino Mountains and into the inland valleys. Santa Ana winds can last for a period of hours or days, and gusts of over 60 miles per hour have been recorded (3).

2.4 CRITERIA POLLUTANTS

Criteria pollutants are pollutants that are regulated by federal and state laws through the development of human health based and/or environmentally based criteria for setting permissible levels as shown on Table 2-1 (4). Other non-criteria pollutants are summarized on Table 2-2. Pollutants, their typical sources, and health effects are identified below on Tables 2-1 and 2-2. Table 2-3 summarizes the applicable ambient air quality standards (AAQS), which are the concentration levels at which health effects are typically seen for various pollutants.

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
Carbon Monoxide (CO)	CO is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.	Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen (O_2) supply to the

Criteria Pollutant	Description	Sources	Health Effects
	engines, unlike ozone (O_3), motor vehicles operating at slow speeds are the primary source of CO in the SCAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.		heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with O_2 transport and competing with O_2 to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for O_2 supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (O_2 deficiency) as seen at high altitudes.
Sulfur Dioxide (SO_2)	SO_2 is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO_2 oxidizes in the atmosphere, it forms SO_4. Collectively, these pollutants are referred to as sulfur oxides (SO_X).	Coal or oil burning power plants and industries, refineries, diesel engines	A few minutes of exposure to low levels of SO_2 can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO_2. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO_2. Animal studies suggest that despite SO_2 being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.

Criteria Pollutant	Description	Sources	Health Effects
			Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO_2 levels. In these studies, efforts to separate the effects of SO_2 from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically, or one pollutant alone is the predominant factor.
Nitrogen Oxides (NO_X)	NO_X consist of nitric oxide (NO), nitrogen dioxide (NO_2) and nitrous oxide (N_2O) and are formed when nitrogen (N_2) combines with O_2. Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. NO_X is typically created during combustion processes and is a major contributor to smog formation and acid deposition. NO_2 is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO_2 is the most abundant in the atmosphere. As ambient concentrations of NO_2 are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO_2 than those indicated by regional monitoring station.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.	Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO_2 at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO_2 in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups. In animals, exposure to levels of NO_2 considerably higher than ambient concentrations result in increased susceptibility to infections, possibly due to the observed changes in cells involved in

Criteria Pollutant	Description	Sources	Health Effects
			maintaining immune functions. The severity of lung tissue damage associated with high levels of O_3 exposure increases when animals are exposed to a combination of O_3 and NO_2.
Ozone (O_3)	O_3 is a highly reactive and unstable gas that is formed when VOCs and NO_X, both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. O_3 concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.	Formed when reactive organic gases (ROG) and NO_X react in the presence of sunlight. ROG sources include any source that burns fuels, (e.g., gasoline, natural gas, wood, oil) solvents, petroleum processing and storage and pesticides.	Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for O_3 effects. Short-term exposure (lasting for a few hours) to O_3 at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated O_3 levels are associated with increased school absences. In recent years, a correlation between elevated ambient O_3 levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple outdoor sports and reside in communities with high O_3 levels. O_3 exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes O_3 may be more toxic than exposure to O_3 alone.

Criteria Pollutant	Description	Sources	Health Effects
			Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.
Particulate Matter	PM_{10}: A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. $PM_{2.5}$: A similar air pollutant to PM_{10} consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). The chemical composition of fine particles highly depends on location, time of year, and weather conditions.	Sources of PM_{10} include road dust, windblown dust and construction. Also formed from other pollutants (acid rain, NO_X, SO_X, organics). Incomplete combustion of any fuel. $PM_{2.5}$ comes from fuel combustion in motor vehicles, equipment and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO_X, SO_X, organics).	A consistent correlation between elevated ambient fine particulate matter (PM_{10} and $PM_{2.5}$) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in lifespan, and an increased mortality from lung cancer. Daily fluctuations in $PM_{2.5}$ concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long term exposure to particulate matter. The elderly, people with pre-existing respiratory or cardiovascular disease, and

Criteria Pollutant	Description	Sources	Health Effects
			children appear to be more susceptible to the effects of high levels of PM_{10} and $PM_{2.5}$.
Lead (Pb)	Pb is a heavy metal that is highly persistent in the environment. In the past, the primary source of Pb in the air was emissions from vehicles burning leaded gasoline. The major sources of Pb emissions are ore and metals processing, particularly Pb smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or Pb acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of Pb emissions.	Metal smelters, resource recovery, leaded gasoline, deterioration of Pb paint.	Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure. Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

TABLE 2-2: OTHER POLLUTANTS

Other Pollutants	Description	Sources	Health Effects
Volatile Organic Compounds (VOC)	VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O_3 to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints.	Organic chemicals are widely used as ingredients in household products. Paints, varnishes and wax all contain organic solvents, as do many cleaning, disinfecting, cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic compounds while you are using them, and, to some degree, when they are stored.	Breathing VOCs can irritate the eyes, nose and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health effects, though many have several.
Reactive Organic Compounds (ROG)	ROGs are also precursors in forming O_3 and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_X react in the presence of sunlight.	Sources similar to VOCs.	Health effects similar to VOCs.

2.5 TOXIC AIR CONTAMINANTS

A TAC is defined as an air pollutant that may cause or contribute to an increase in mortality or serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations. There are no ambient air quality standards for TAC emissions. TACs are regulated in terms of health risks to individuals and populations exposed to

the pollutants. The 1990 Clean Air Act Amendments significantly expanded the EPA's authority to regulate Hazardous Air Pollutants (HAPs). Section 112 of the Clean Air Act lists 187 HAPs to be regulated by source category. Authority to regulate these pollutants was delegated to individual states. The ARB and local air districts regulate TACs and HAPs in California.

Some studies indicate that Diesel Particulate Matter (DPM) poses the greatest health risk among the TACs listed above. A 10- year research program demonstrated that DPM from diesel-fueled engines is a human carcinogen and that chronic (long-term) inhalation exposure to DPM poses a chronic health risk (5). In addition to increasing the risk of lung cancer, exposure to diesel exhaust can have other health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. Diesel exhaust is a major source of fine particulate pollution as well, and studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems.

DPM differs from other TACs in that it is not a single substance, but a complex mixture of hundreds of substances. Although DPM is emitted by diesel-fueled, internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emission control system is present. Unlike the other TACs, however, no ambient monitoring data are available for DPM because no routine measurement method currently exists. The ARB has made preliminary concentration estimates based on a DPM exposure method. This method uses the ARB emissions inventory's PM10 exhaust database, ambient PM10 monitoring data, and the results from several studies to estimate concentrations of DPM. A separate *Health Risk Assessment* has been prepared that evaluates the Project's potential impacts to surrounding land uses due to exposure of DPM emissions associated with the Project.

2.6 EXISTING AIR QUALITY

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 2-3 (6).

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. At the time of this AQIA, the most recent state and federal standards were updated by CARB on May 4, 2016 and are presented in Table 2-3. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O_3, CO (except 8-hour Lake Tahoe), SO_2 (1 and 24 hour), NO_2, PM_{10}, and $PM_{2.5}$ do not exceed standards. All others are not to be equaled or exceeded. It should be noted that the three-year period is presented for informational purposes and is not the basis for how the State assigns attainment status. Attainment status for a pollutant means that the SCAQMD meets the standards set by the EPA or the California EPA (CalEPA). Conversely, nonattainment means that an area has monitored air quality that does not

meet the NAAQS or CAAQS standards. In order to improve air quality in nonattainment areas, CARB has implemented a State Implementation Plan (SIP). The SIP outlines the measures that the state will take to improve air quality. Once nonattainment areas meet the standards and additional redesignation requirements, the EPA will designate the area as a maintenance area (7).

TABLE 2-3: AMBIENT AIR QUALITY STANDARDS (1 OF 2)

Ambient Air Quality Standards						
Pollutant	**Averaging Time**	**California Standards** [1]		**National Standards** [2]		
		Concentration [3]	**Method** [4]	**Primary** [3,5]	**Secondary** [3,6]	**Method** [7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.070 ppm (137 µg/m^3)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		—		
Fine Particulate Matter (PM2.5)[9]	24 Hour	—	—	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12.0 µg/m^3	15 µg/m^3	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m^3)		9 ppm (10 mg/m^3)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		—	—	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)		0.053 ppm (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m^3)	
	24 Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[11]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas)[11]	—	
Lead[12,13]	30 Day Average	1.5 µg/m^3	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m^3 (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m^3		
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	**No National Standards**		
Sulfates	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

See footnotes on next page …

For more information please call ARB-PIO at (916) 322-2990 — California Air Resources Board (5/4/16)

TABLE 2-3: AMBIENT AIR QUALITY STANDARDS (2 OF 2)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990 **California Air Resources Board (5/4/16)**

2.7 REGIONAL AIR QUALITY

Air pollution contributes to a wide variety of adverse health effects. The EPA has established NAAQS for six of the most common air pollutants: CO, Pb, O_3, particulate matter (PM_{10} and $PM_{2.5}$), NO_2, and SO_2 which are known as criteria pollutants. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Pb air monitoring sites throughout the air district (8). On February 21, 2019, CARB posted the 2018 amendments to the state and national area designations. See Table 2-4 for attainment designations for the SCAB (9). Appendix 2.1 provides geographic representation of the state and federal attainment status for applicable criteria pollutants within the SCAB.

TABLE 2-4: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SCAB

Criteria Pollutant	State Designation	Federal Designation
O_3 – 1-hour standard	Nonattainment	--
O_3 – 8-hour standard	Nonattainment	Nonattainment
PM_{10}	Nonattainment	Attainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Unclassifiable/Attainment
NO_2	Attainment	Unclassifiable/Attainment
SO_2	Unclassifiable/Attainment	Unclassifiable/Attainment
Pb[1]	Attainment	Unclassifiable/Attainment

Note: See Appendix 2.1 for a detailed map of State/National Area Designations within the SCAB
"-" = The national 1-hour O_3 standard was revoked effective June 15, 2005.

2.8 LOCAL AIR QUALITY

The SCAQMD has designated general forecast areas and air monitoring areas (referred to as Source Receptor Areas [SRA]) throughout the district in order to provide Southern California residents with information about the air quality conditions. The Project site is located within the Hemet/San Jacinto Valley area (SRA 28). However, as there are no monitoring stations within SRA 28, the nearest monitoring stations will be used to report air quality conditions for O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$. For reporting purposes, the next nearest monitoring stations were utilized only in instances where data was not available.

- East San Bernardino Valley (SRA 35) monitoring station is located 9.11 miles northwest of the Project site and is the nearest station that reports air quality conditions for O_3 and PM_{10}. It should be noted that the East San Bernardino Valley monitoring station does not include air quality data for CO, NO_2, and $PM_{2.5}$.
- Metropolitan Riverside County 3 (SRA 23) monitoring station is located roughly 20.16 miles northwest of the Project site and is the nearest station that reports air quality conditions for CO

[1] The Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

and $PM_{2.5}$. It should be noted that the Metropolitan Riverside County 3 monitoring station does not include air quality data for NO_2.

- San Gorgonio Pass (SRA 29) monitoring station is located approximately 9.88 miles east of the Project site and is the nearest station that reports air quality conditions for NO_2.

The most recent three (3) years of data available is shown on Table 2-5 and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the Project site. Data for O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$ for 2017 through 2019 was obtained from the SCAQMD Air Quality Data Tables (10). Additionally, data for SO_2 has been omitted as attainment is regularly met in the SCAB and few monitoring stations measure SO_2 concentrations.

TABLE 2-5: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2017-2019

Pollutant	Standard	Year		
		2017	2018	2019
O_3				
Maximum Federal 1-Hour Concentration (ppm)		0.156	0.136	0.137
Maximum Federal 8-Hour Concentration (ppm)		0.135	0.114	0.117
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	79	53	73
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.070 ppm	114	94	109
CO				
Maximum Federal 1-Hour Concentration	> 35 ppm	2.2	2.6	2.0
Maximum Federal 8-Hour Concentration	> 20 ppm	2.0	2.4	1.3
NO_2				
Maximum Federal 1-Hour Concentration[2]	> 0.100 ppm	0.056	0.051	0.056
Annual Federal Standard Design Value		0.008	0.009	0.008
PM_{10}				
Maximum Federal 24-Hour Concentration (µg/m^3)	> 150 µg/m^3	77	74	44
Annual Federal Arithmetic Mean (µg/m^3)		25.8	25.9	21.2
Number of Days Exceeding Federal 24-Hour Standard	> 150 µg/m^3	0	0	0
Number of Days Exceeding State 24-Hour Standard	> 50 µg/m^3	2	2	0
$PM_{2.5}$				
Maximum Federal 24-Hour Concentration (µg/m^3)	> 35 µg/m^3	62.20	64.80	46.70
Annual Federal Arithmetic Mean (µg/m^3)	> 12 µg/m^3	13.40	13.87	12.53
Number of Days Exceeding Federal 24-Hour Standard	> 35 µg/m^3	9	4	9

ppm = Parts Per Million
µg/m^3 = Microgram per Cubic Meter

[2] The federal standard is shown here because it is *more* stringent than the state standard, as shown on Table 2-2. State standard is 0.18, federal is 0.10

Source: Data for O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$ was obtained from SCAQMD Air Quality Data Tables.

2.9 REGULATORY BACKGROUND

2.9.1 CITY OF BEAUMONT GENERAL PLAN POLICIES

The City of Beaumont identifies the following policies related to air quality:

POLICY 3.10.1:

Participate in air quality planning efforts with local, regional, and State agencies that improve local air quality to protect human health and minimize the disproportionate impacts on sensitive population groups.

POLICY 3.10.2:

Reduce particulate emissions from paved and unpaved roads, construction activities, and agricultural operations.

POLICY 3.10.3:

Discourage development of sensitive land uses – defined as schools, hospitals, residences, and elder and childcare facilities – near air pollution sources that pose health risks – including freeways and polluting industrial sites.

POLICY 3.10.4:

Designate truck routes to avoid sensitive land uses, where feasible.

POLICY 3.10.6:

Provide educational information about air quality issues and their health effects, including best practices for reducing and/or eliminating sources of indoor air pollution.

2.9.1 FEDERAL REGULATIONS

The EPA is responsible for setting and enforcing the NAAQS for O_3, CO, NO_X, SO_2, PM_{10}, and Pb (11). The EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (12). The CAA also mandates that states submit and implement SIPs for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The

sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions) (13) (14). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O_3, NO_2, SO_2, PM_{10}, CO, $PM_{2.5}$, and Pb. The NAAQS were amended in July 1997 to include an additional standard for O_3 and to adopt a NAAQS for $PM_{2.5}$. Table 2-3 (previously presented) provides the NAAQS within the SCAB.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and NO_X. NO_X is a collective term that includes all forms of NO_X which are emitted as byproducts of the combustion process.

2.9.2 CALIFORNIA REGULATIONS

CARB

CARB, which became part of the CalEPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for SO_4, visibility, hydrogen sulfide (H_2S), and vinyl chloride (C_2H_3Cl). However, at this time, H_2S and C_2H_3Cl are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (15) (11).

Local air quality management districts, such as the SCAQMD, regulate air emissions from stationary sources such as commercial and industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare Air Quality Management Plans (AQMP) that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a 5% or more annual reduction in emissions or 15% or more in a period of three years for ROGs, NO_X, CO and PM_{10}. However, air basins may use

alternative emission reduction strategy that achieves a reduction of less than 5% per year under certain circumstances.

TITLE 24 ENERGY EFFICIENCY STANDARDS AND CALIFORNIA GREEN BUILDING STANDARDS

California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The most recent update to the California Energy Code was a 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 CEC anticipates that the 2022 energy code will provide $1.5 billion in consumer benefits and reduce GHG emissions by 10 million metric tons (16). 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 (17):

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).

APPLICABLE SCAQMD RULES

SCAQMD RULE 403

This rule is intended to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (human-made) fugitive dust sources by requiring actions to prevent and reduce fugitive dust emissions. Rule 403 applies to any activity or human-made condition capable of generating fugitive dust and requires best available control measures to be applied to earth moving and grading activities.

Dust Control, Operations. Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel, shall conform to the requirements of the South Coast Air Quality Management District.

SCAQMD RULE 1113

This rule serves to limit the Volatile Organic Compound (VOC) content of architectural coatings used on projects in the SCAQMD. This rule applies to any person who supplies, sells, offers for sale, or manufactures any architectural coating for use on projects.

SCAQMD RULE 2305

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, 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 cannot be relied upon for CEQA purposes. Therefore, even though the WAIRE program will result in reduced emissions from warehouse activities in the region, and given the size of the proposed buildings at the Project site, will likely be applicable to and require compliance by various project operators and the owner, conservatively, no specific emission reductions from the WAIRE Program are accounted for in this analysis.

2.9.3 AQMP

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMP to meet the state and federal ambient air quality standards (18). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. The most recent update was approved in 2016. A detailed discussion on the AQMP and Project consistency with the AQMP is provided in Section 3.8.

2.10 REGIONAL AIR QUALITY IMPROVEMENT

The Project is within the jurisdiction of the SCAQMD. In 1976, California adopted the Lewis Air Quality Management Act which created SCAQMD from a voluntary association of air pollution control districts in Los Angeles, Orange, Riverside, and San Bernardino counties. The geographic area of which SCAQMD consists is known as the SCAB. SCAQMD develops comprehensive plans and regulatory programs for the region to attain federal standards by dates specified in federal law. The agency is also responsible for meeting state standards by the earliest date achievable, using reasonably available control measures.

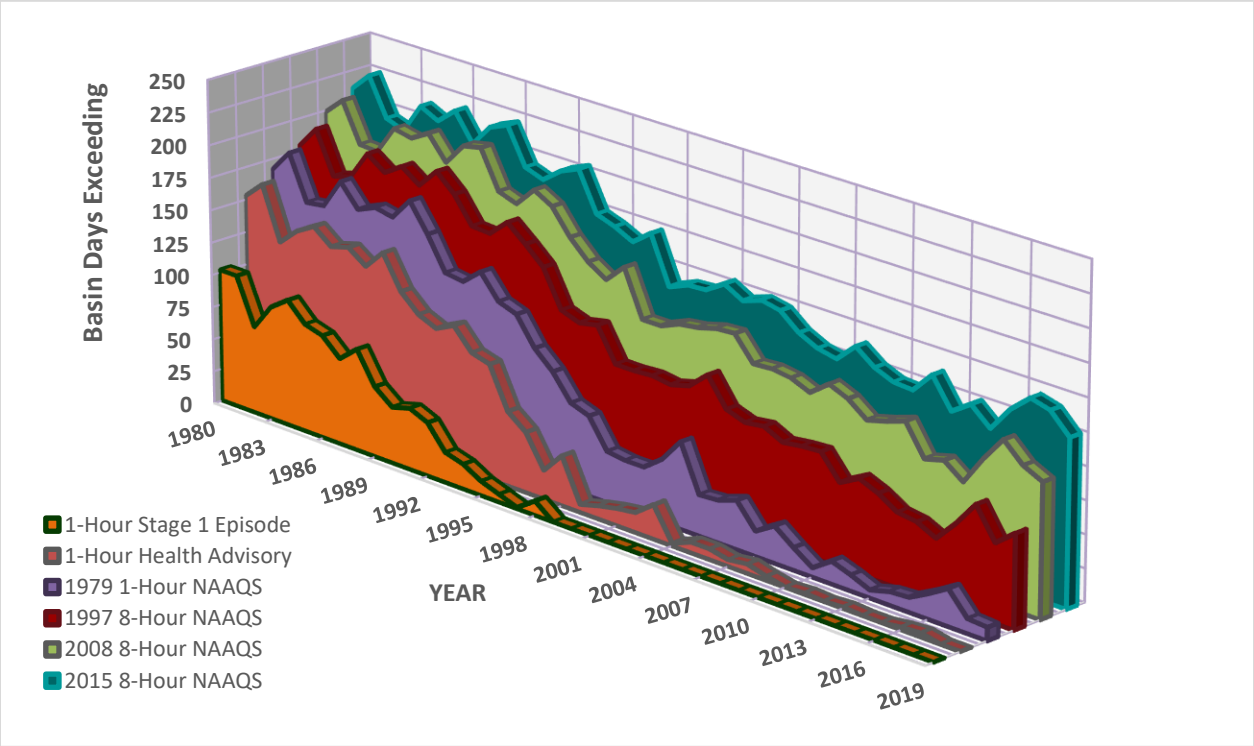
SCAQMD rule development through the 1970s and 1980s resulted in dramatic improvement in SCAB air quality. Nearly all control programs developed through the early 1990s relied on (i) the development and application of cleaner technology; (ii) add-on emission controls, and (iii) uniform CEQA review throughout the SCAB. Industrial emission sources have been significantly reduced by this approach and vehicular emissions have been reduced by technologies implemented at the state level by CARB.

As discussed above, the SCAQMD is the lead agency charged with regulating air quality emission reductions for the entire SCAB. SCAQMD created AQMPs which represent a regional blueprint for achieving healthful air on behalf of the 16 million residents of the SCAB. The 2012 AQMP states, "the remarkable historical improvement in air quality since the 1970's is the direct result of Southern California's comprehensive, multiyear strategy of reducing air pollution from all sources as outlined in its AQMPs," (19). The continued improvement has been further demonstrated in the subsequent update of the AQMP in 2016.

Emissions of O_3, NO_X, VOC, and CO have been decreasing in the SCAB since 1975 and are projected to continue to decrease through 2031 (20) (21). These decreases result primarily from motor vehicle controls and reductions in evaporative emissions. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NO_X and VOC levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NO_X emissions from electric utilities have also decreased due to use of cleaner fuels and renewable energy. O_3 contour maps show that the number of days exceeding the 8-hour NAAQS has generally decreased between 1980 and 2019. For 2019, there was an overall decrease in exceedance days compared with the 1980 period. However, as shown on Table 2-5, O_3 levels have increased in the past three years due to higher temperatures and stagnant weather conditions. Notwithstanding, O_3 levels in the SCAB have decreased substantially over the last 30 years with the current maximum measured concentrations being approximately one-third of concentrations within the late 70's (22).

The overall trends of PM_{10} and $PM_{2.5}$ levels in the air (not emissions) show an overall improvement since 1975. Direct emissions of PM_{10} have remained somewhat constant in the SCAB and direct emissions of $PM_{2.5}$ have decreased slightly since 1975. Area wide sources (fugitive dust from roads, dust from construction, and other sources) contribute the greatest amount of direct particulate matter emissions.

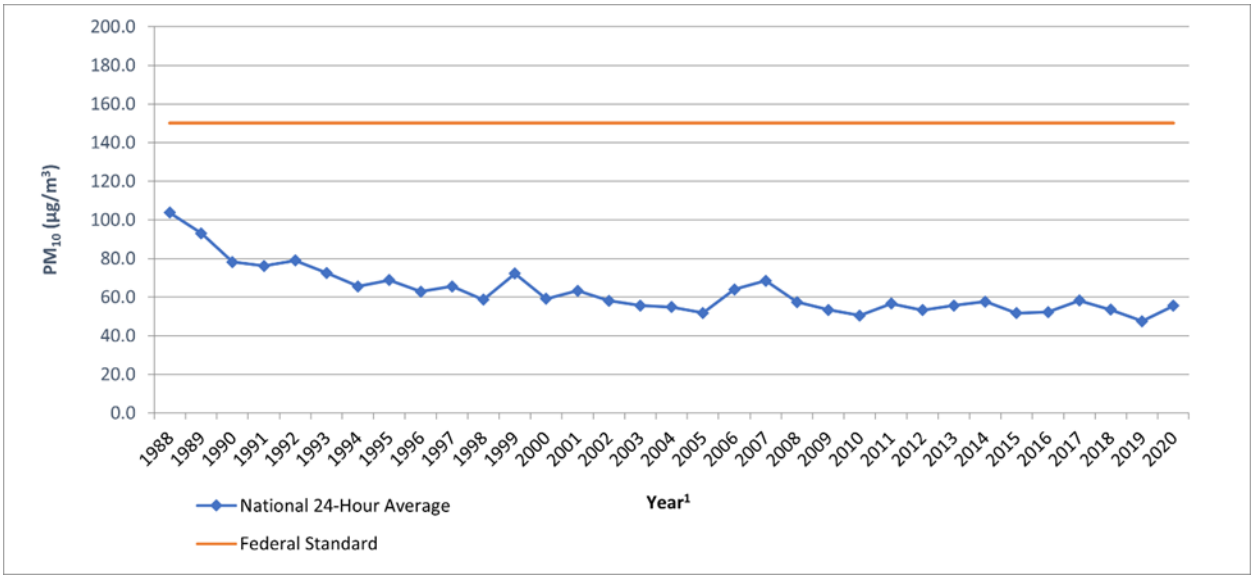
TABLE 2-6: SCAB O_3 TREND



Source: 2020 SCAQMD, Historical O_3 Air Quality Trends (1976-2018)

As with other pollutants, the most recent PM_{10} statistics show an overall improvement as illustrated in Tables 2-7 and 2-8. During the period for which data are available, the 24-hour national annual average concentration for PM_{10} decreased by approximately 46%, from 103.7 microgram per cubic meter (µg/m³) in 1988 to 55.5 µg/m³ in 2020 (23). Although the values are below the federal standard, it should be noted that there are days within the year where the concentrations would exceed the threshold. The 24-hour state annual average for emissions for PM_{10}, have decreased by approximately 64%, from 93.9 µg/m³ in 1989 to 33.9 µg/m³ in 2020 (23). Although data in the late 1990's show some variability, this is probably due to the advances in meteorological science rather than a change in emissions. Similar to the ambient concentrations, the calculated number of days above the 24-hour PM_{10} standards has also shown an overall drop.

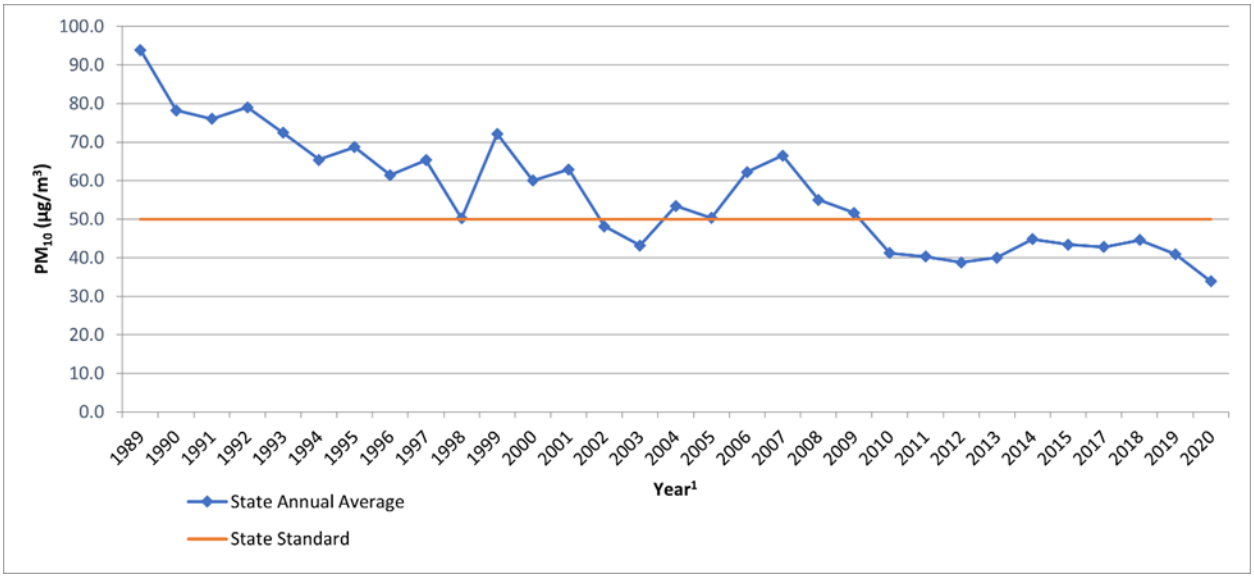
TABLE 2-7: SCAB AVERAGE 24-HOUR CONCENTRATION PM_{10} TREND (BASED ON FEDERAL STANDARD)[1]



Source: 2020 CARB, iADAM: Top Four Summary: PM_{10} 24-Hour Averages (1988-2020)

[1] Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

TABLE 2-8: SCAB ANNUAL AVERAGE CONCENTRATION PM_{10} TREND (BASED ON STATE STANDARD)[1]

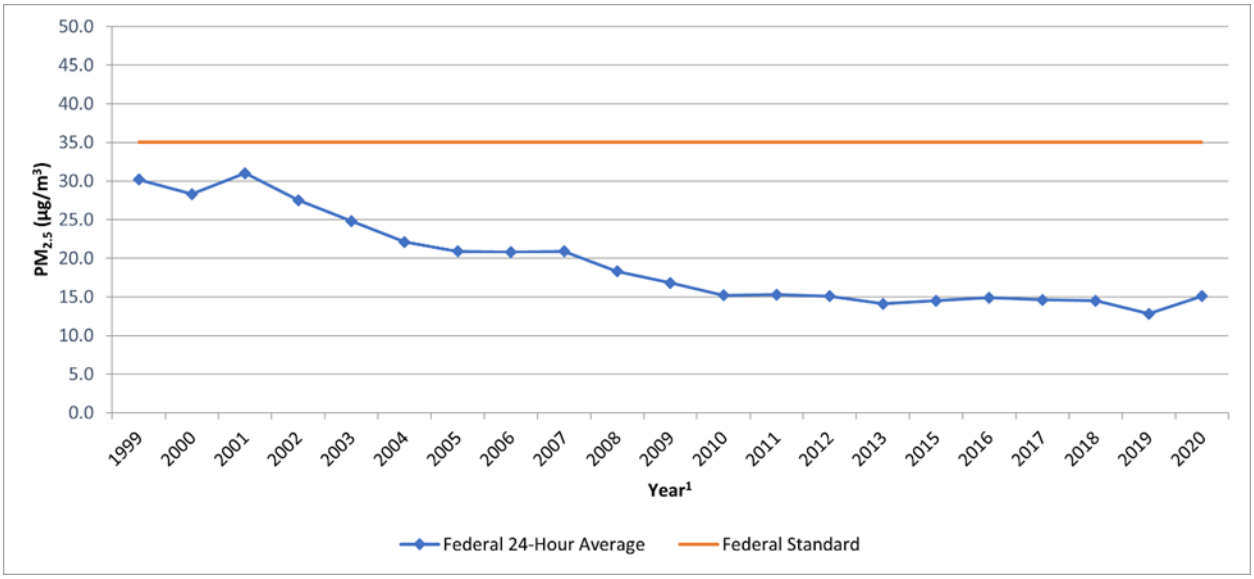


Source: 2020 CARB, iADAM: Top Four Summary: PM_{10} 24-Hour Averages (1988-2020)

[1] Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

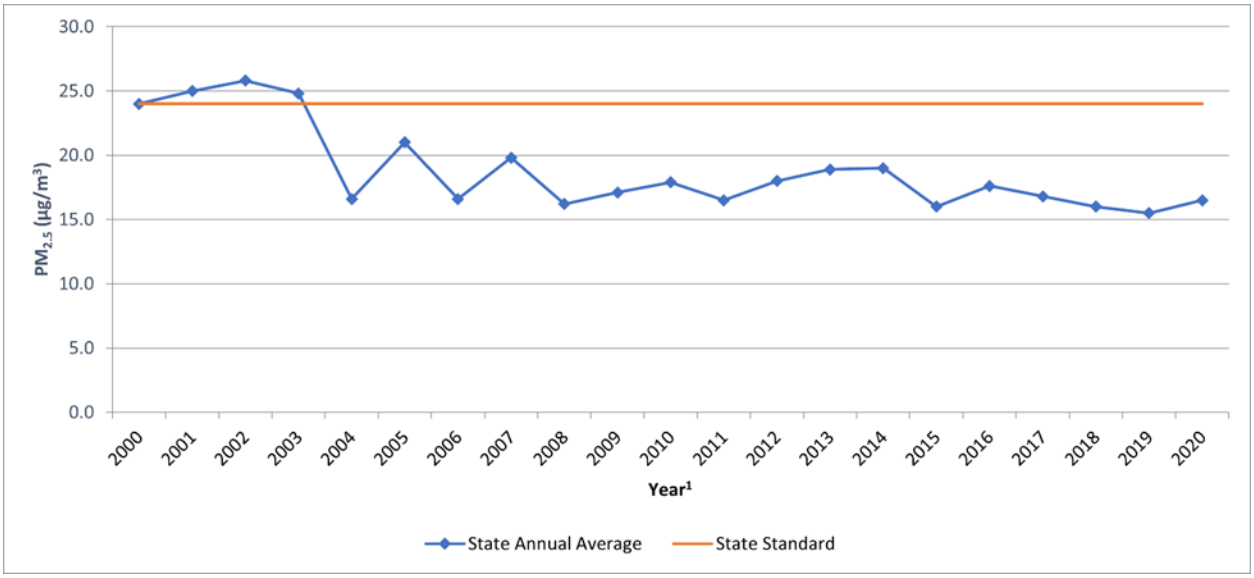
Tables 2-9 and 2-10 shows the most recent 24-hour average $PM_{2.5}$ concentrations in the SCAB from 1999 through 2020. Overall, the national and state annual average concentrations have decreased by almost 50% and 31% respectively (23). It should be noted that the SCAB is currently designated as nonattainment for the state and federal $PM_{2.5}$ standards.

TABLE 2-9: SCAB 24-HOUR AVERAGE CONCENTRATION $PM_{2.5}$ TREND (BASED ON FEDERAL STANDARD)[1]



Source: 2020 CARB, iADAM: Top Four Summary: $PM_{2.5}$ 24-Hour Averages (1999-2020)
[1] Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

TABLE 2-10: SCAB ANNUAL AVERAGE CONCENTRATION $PM_{2.5}$ TREND (BASED ON STATE STANDARD)[1]



Source: 2020 CARB, iADAM: Top Four Summary: $PM_{2.5}$ 24-Hour Averages (1999-2020)
[1] Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

While the 2012 AQMP PM_{10} attainment demonstration and the 2015 associated supplemental SIP submission indicated that attainment of the 24-hour standard was predicted to occur by the end of 2015, it could not anticipate the effect of the ongoing drought on the measured $PM_{2.5}$.

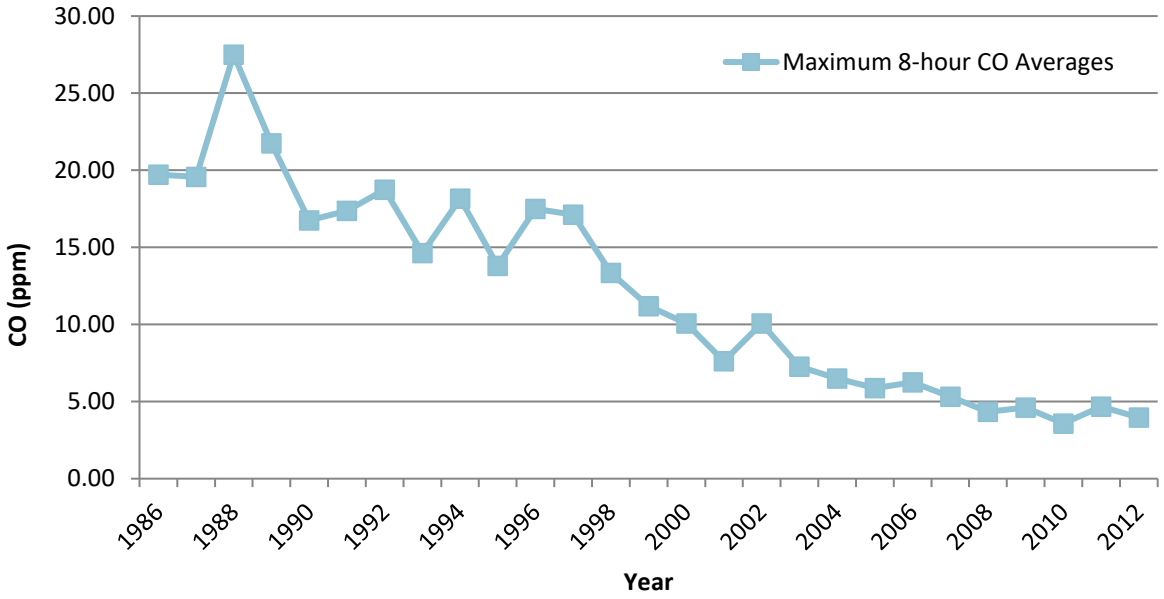
The 2006 to 2010 base period used for the 2012 attainment demonstration had near-normal rainfall. While the trend of $PM_{2.5}$-equivalent emission reductions continued through 2015, the severe drought conditions contributed to the $PM_{2.5}$ increases observed after 2012. As a result of the disrupted progress toward attainment of the federal 24-hour $PM_{2.5}$ standard, SCAQMD submitted a request and the EPA approved, in January 2016, a "bump up" to the nonattainment classification from "moderate" to "serious," with a new attainment deadline as soon as practicable, but not beyond December 31, 2019. As of March 14, 2019, the EPA approved portions of a SIP revision submitted by California to address CAA requirements for the 2006 24-hour $PM_{2.5}$ NAAQS in the Los Angeles-SCAB Serious $PM_{2.5}$ nonattainment area. The EPA also approved 2017 and 2019 motor vehicle emissions budgets for transportation conformity purposes and inter-pollutant trading ratios for use in transportation conformity analyses (24).

In March 2017, the SCAQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (25). Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS) and updated emission inventory methodologies for various source categories (18).

The 2022 AQMP is currently being developed by SCAQMD to address the EPA's strengthened ozone standard. Development of the 2022 AQMP is in its early stages and no formal timeline for completion and adoption is currently known.

The most recent CO concentrations in the SCAB are shown in Table 2-11 (23). CO concentrations in the SCAB have decreased markedly — a total decrease of more about 80% in the peak 8-hour concentration from 1986 to 2012. It should be noted 2012 is the most recent year where 8-hour CO averages and related statistics are available in the SCAB. The number of exceedance days has also declined. The entire SCAB is now designated as attainment for both the state and national CO standards. Ongoing reductions from motor vehicle control programs should continue the downward trend in ambient CO concentrations.

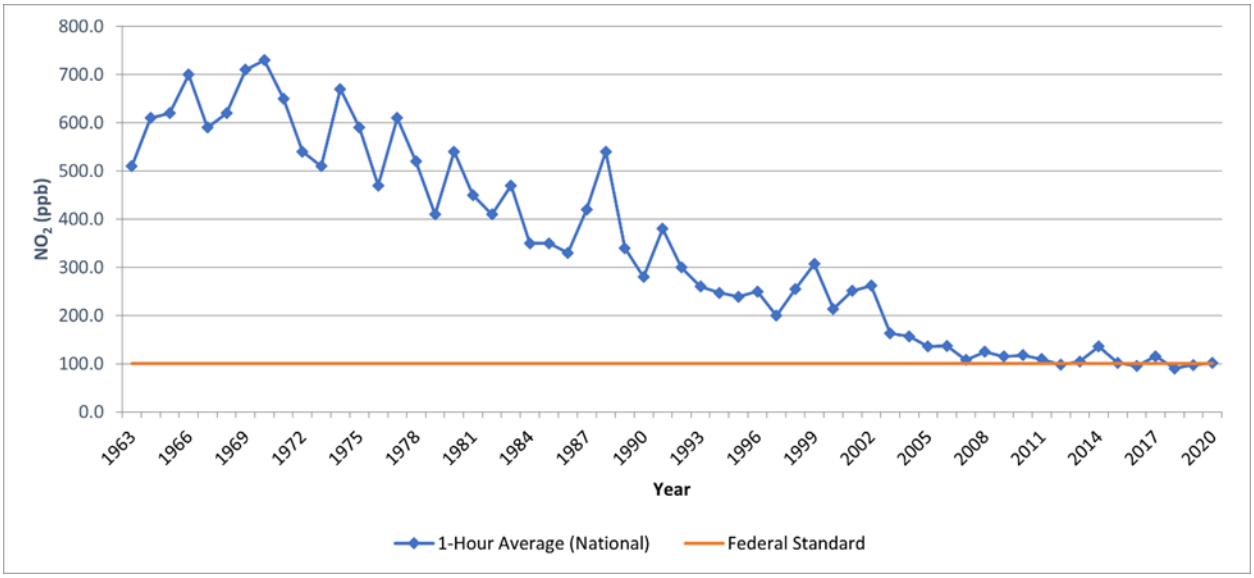
TABLE 2-11: SCAB 8-HOUR AVERAGE CONCENTRATION CO TREND[1]



Source: 2020 CARB, iADAM: Top Four Summary: CO 8-Hour Averages (1999-2018)
[1] The most recent year where 8-hour concentration data is available is 2012.

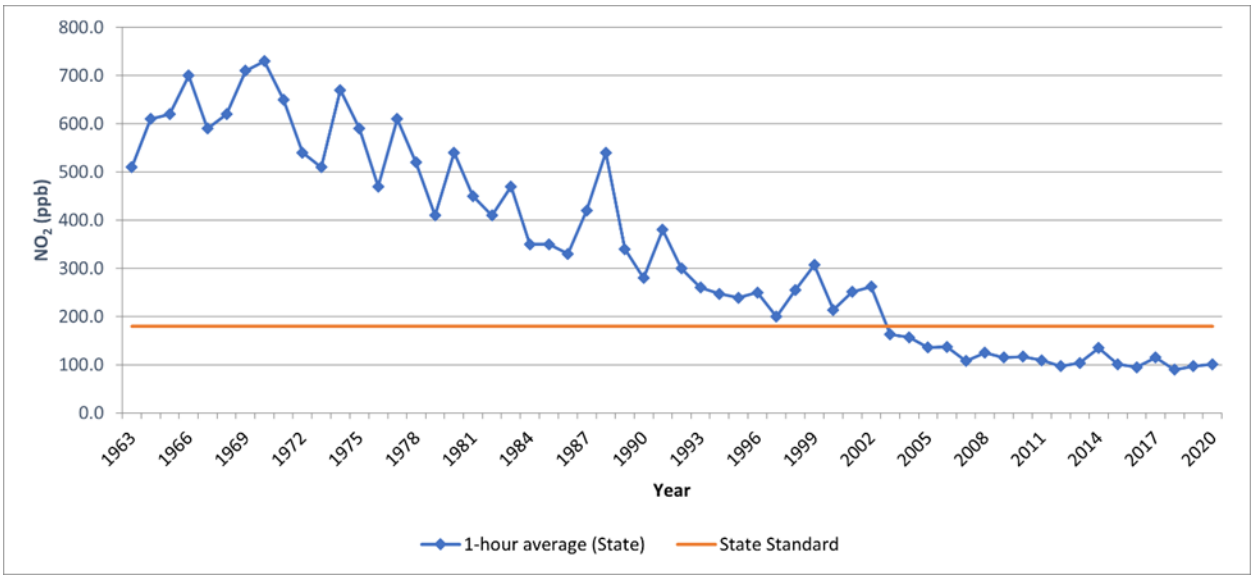
The most recent NO_2 data for the SCAB is shown in Tables 2-12 and 2-13 (23). Over the last 50 years, NO_2 values have decreased significantly; the peak 1-hour national and state averages for 2020 is approximately 80% lower than what it was during 1963. The SCAB attained the State 1-hour NO_2 standard in 1994, bringing the entire state into attainment. A new state annual average standard of 0.030 ppm was adopted by CARB in February 2007 (26). The new standard is just barely exceeded in the SCAQMD. NO_2 is formed from NO_X emissions, which also contribute to O_3. As a result, the majority of the future emission control measures would be implemented as part of the overall O_3 control strategy. Many of these control measures would target mobile sources, which account for more than three-quarters of California's NO_X emissions. These measures are expected to bring the SCAQMD into attainment of the state annual average standard.

TABLE 2-12: SCAB 1-HOUR AVERAGE CONCENTRATION NO_2 TREND (BASED ON FEDERAL STANDARD)



Source: 2020 CARB, iADAM: Top Four Summary: CO 1-Hour Averages (1963-2020)

TABLE 2-13: SCAB 1-HOUR AVERAGE CONCENTRATION NO_2 TREND (BASED ON STATE STANDARD)



Source: 2020 CARB, iADAM: Top Four Summary: CO 1-Hour Averages (1963-2020)

Part of the control process of the SCAQMD's duty to greatly improve the air quality in the SCAB is the uniform CEQA review procedures required by SCAQMD's *CEQA Air Quality Handbook (1993)* (*1993 CEQA Handbook*) (27). The single threshold of significance used to assess Project direct and cumulative impacts has in fact "worked" as evidenced by the track record of the air quality in the SCAB dramatically improving over the course of the past decades. For analytical

purposes herein, the latest available thresholds published by SCAQMD in 2019 are utilized, as discussed in Section 3.2 of this report. As stated by the SCAQMD, the District's thresholds of significance are based on factual and scientific data and are therefore appropriate thresholds of significance to use for this Project.

TOXIC AIR CONTAMINANTS (TAC) TRENDS

In 1984, as a result of public concern for exposure to airborne carcinogens, CARB adopted regulations to reduce the amount of TAC emissions resulting from mobile and area sources, such as cars, trucks, stationary products, and consumer products. According to the *Ambient and Emission Trends of Toxic Air Contaminants in California* journal article (28) which was prepared for CARB, results show that between 1990-2012, ambient concentration and emission trends for the seven TACs responsible for most of the known cancer risk associated with airborne exposure in California have declined significantly (between 1990 and 2012). The seven TACs studied include those that are derived from mobile sources: diesel particulate matter (DPM), benzene (C_6H_6), and 1,3-butadiene (C_4H_6); those that are derived from stationary sources: perchloroethylene (C_2Cl_4) and hexavalent chromium (Cr(VI)); and those derived from photochemical reactions of emitted VOCs: formaldehyde (CH_2O) and acetaldehyde (C_2H_4O)[3]. The decline in ambient concentration and emission trends of these TACs are a result of various regulations CARB has implemented to address cancer risk.

MOBILE SOURCE TACS

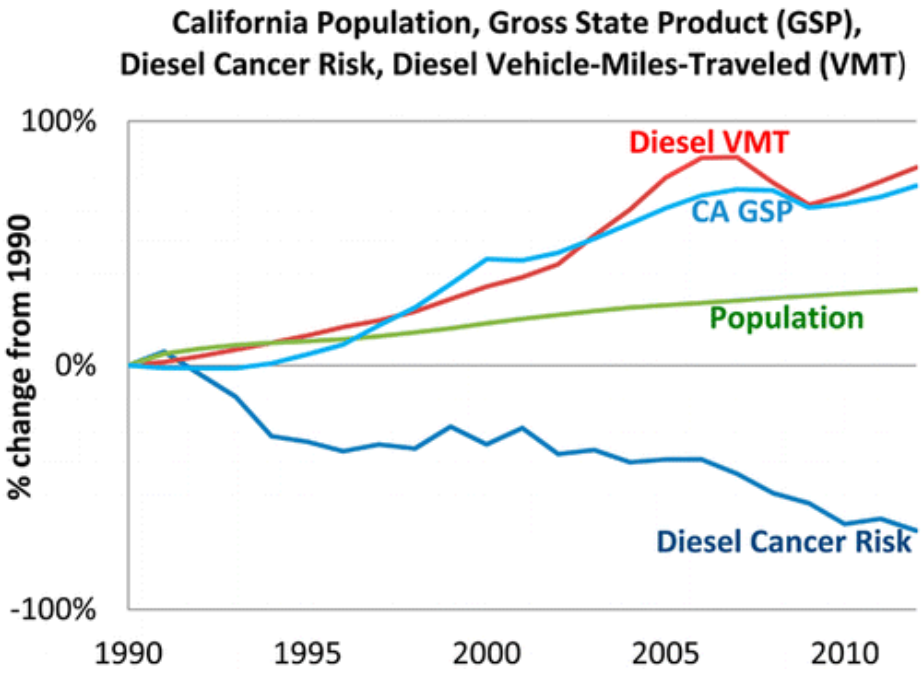
CARB introduced two programs that aimed at reducing mobile emissions for light and medium duty vehicles through vehicle emissions controls and cleaner fuel. In California, light-duty vehicles sold after 1996 are equipped with California's second-generation On-Board Diagnostic (OBD-II) system. The OBD-II system monitors virtually every component that can affect the emission performance of the vehicle to ensure that the vehicle remains as clean as possible over its entire life and assists repair technicians in diagnosing and fixing problems with the computerized engine controls. If a problem is detected, the OBD-II system illuminates a warning lamp on the vehicle instrument panel to alert the driver. This warning lamp typically contains the phrase "Check Engine" or "Service Engine Soon". The system will also store important information about the detected malfunction so that a repair technician can accurately find and fix the problem. CARB has recently developed similar OBD requirements for heavy-duty vehicles over 14,000 pounds (lbs). CARB's phase II Reformulated Gasoline Regulation (RFG-2), adopted in 1996, also led to a reduction of mobile source emissions. Through such regulations, benzene levels declined 88% from 1990 to 2012. 1,3-Butadiene concentrations also declined 85% from 1990 to 2012 as a result of the use of reformulated gasoline and motor vehicle regulations (28).

In 2000, CARB's Diesel Risk Reduction Plan (DRRP) recommended the replacement and retrofit of diesel-fueled engines and the use of ultra-low-sulfur (<15 ppm) diesel fuel. As a result of these measures, DPM concentrations have declined 68% since 2000, even though the state's population increased 31% and the amount of diesel vehicles miles traveled increased 81%, as shown on Exhibit 2-B. With the implementation of these diesel-related control regulations, CARB

[3] It should be noted that ambient DPM concentrations are not measured directly. Rather, a surrogate method using the coefficient of haze (COH) and elemental carbon (EC) is used to estimate DPM concentrations.

expects a DPM decline of 71% for the period from 2000 to 2020. SCAQMD's Multiple Air Toxics Exposure Study (MATES) study, discussed later illustrates the cancer risk trends, which show an approximate 80% reduction in risk from 2000 to 2020, correlates to the reductions in DPM anticipated by CARB.

EXHIBIT 2-A: DPM AND DIESEL VEHICLE MILES TREND



Source: 2020 CARB

DIESEL REGULATIONS

CALIFORNIA AIR RESOURCES BOARD REGULATION FOR IN-USE OFF-ROAD DIESEL VEHICLES

On July 26, 2007, the ARB adopted a regulation to reduce DPM and oxides of nitrogen (NO_X) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation limits idling to no more than 5 consecutive minutes, requires reporting and labeling, and requires disclosure of the regulation upon vehicle sale. The ARB is enforcing that part of the rule with fines up to $10,000 per day for each vehicle in violation. Performance requirements of the rule are based on a fleet's average NO_X emissions, which can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust retrofits. The regulation was amended in 2010 to delay the original timeline of the performance requirements, making the first compliance deadline January 1, 2014 for large fleets (over 5,000 horsepower), 2017 for medium fleets (2,501-5,000 horsepower), and 2019 for small fleets (2,500 horsepower or less).

ON-ROAD HEAVY-DUTY VEHICLE PROGRAM

The ARB has adopted standards for emissions from various types of new on-road heavy-duty vehicles. Section 1956.8, Title 13, California Code of Regulations contains California's emission standards for on-road heavy-duty engines and vehicles, and test procedures. The ARB has also adopted programs to reduce emissions from in-use heavy-duty vehicles including the Heavy-Duty Diesel Vehicle Idling Reduction Program, the Heavy-Duty Diesel In-Use Compliance Program, the Public Bus Fleet Rule and Engine Standards, and the School Bus Program and others.

Statewide Truck and Bus Regulation (Regulation to Reduce Emissions of DPM, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles, Title 13, California Code of Regulations, Section 2025). On December 12, 2008, the ARB approved this regulation (Regulation to Reduce Emissions of DPM, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles, Title 13, California Code of Regulations, Section 2025) to reduce emissions from existing on-road diesel trucks and buses operating in California. This regulation applies to all on-road heavy-duty diesel-fueled vehicles with a gross vehicle weight rating greater than 14,000 pounds, agricultural yard trucks with off-road certified engines, and certain diesel fueled shuttle vehicles of any gross vehicle weight rating. Out-of-state trucks and buses that operate in California are also subject to the regulation. Under the regulation, older, heavier trucks (i.e. those with pre-2000 year engines and a gross vehicle weight rating greater than 26,000 pounds), are required to have installed a PM filter and must be replaced with a 2010 engine between 2015 and 2020, depending on the model year.

The latest amendments to the Truck and Bus regulation became effective on December 31, 2014. The amended regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses met particulate matter (PM) filter requirements beginning January 1, 2012. Mandatory replacement of lighter and older heavier trucks began January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent.

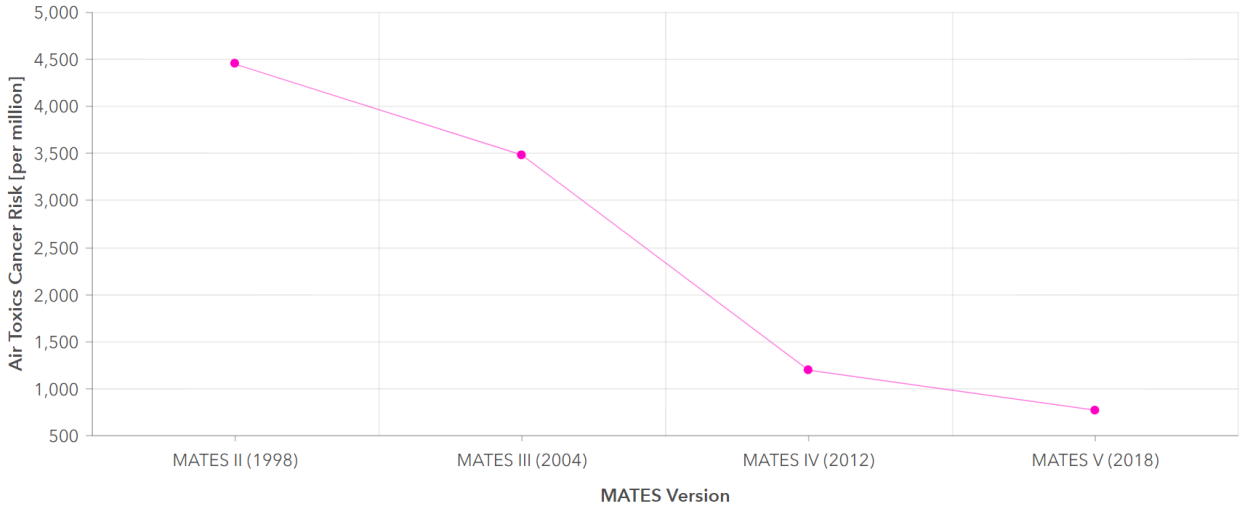
The regulation applies to nearly all privately and federally owned diesel fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating greater than 14,000 pounds. The regulation provides a variety of flexibility options tailored to fleets operating low use vehicles, fleets operating in selected vocations like agricultural and construction, and small fleets of three or fewer trucks.

CANCER RISK TRENDS

Based on information available from CARB, overall cancer risk throughout the SCAB has had a declining trend since 1990. In 1998, following an exhaustive 10-year scientific assessment process, CARB identified particulate matter from diesel-fueled engines as a toxic air contaminant. The SCAQMD initiated a comprehensive urban toxic air pollution study called the Multiple Air Toxics Exposure Study (MATES). DPM accounts for more than 70% of the cancer risk.

In January 2018, as part of the overall effort to reduce air toxics exposure in the SCAB, SCAQMD began conducting the MATES V Program. MATES V field measurements were conducted at ten fixed sites (the same sites selected for MATES III and IV) to assess trends in air toxics levels. MATES V also included measurements of ultrafine particles (UFP) and black carbon (BC) concentrations, which can be compared to the UFP levels measured in MATES IV (29). The final version of the MATES V study is dated August 2021. In addition to new measurements and updated modeling results, several key updates were implemented in MATES V. First, MATES V estimates cancer risks by taking into account multiple exposure pathways, which includes inhalation and non-inhalation pathways. This approach is consistent with how cancer risks are estimated in South Coast AQMD's programs such as permitting, Air Toxics Hot Spots (AB2588), and CEQA. Previous MATES studies quantified the cancer risks based on the inhalation pathway only. Second, along with cancer risk estimates, MATES V includes information on the chronic non-cancer risks from inhalation and non-inhalation pathways for the first time. Cancer risks and chronic non-cancer risks from MATES II through IV measurements have been re-examined using current Office of Environmental Health Hazard Assessment (OEHHA) and CalEPA risk assessment methodologies and modern statistical methods to examine the trends over time (30). Exhibit 2-B illustrates the MATES V Risk trends for the nearest available monitoring site to the project, located in Rubidoux. As shown, concentrations and consequently risk have been significantly reduced even though there has been tremendous industrywide growth as discussed in the section above.

EXHIBIT 2-B: MATES V RISK MAP



This page intentionally left blank

3 PROJECT AIR QUALITY IMPACT

3.1 INTRODUCTION

Based on Appendix G of the CEQA Guidelines, this study quantifies air quality emissions generated by construction and operation of the Project and addresses whether the Project conflicts with implementation of the SCAQMD's AQMP and Lead Agency planning regulations. The analysis of Project-generated air emissions determines whether the Project would result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in non-attainment under an applicable NAAQS and CAAQS and whether the Project would exceed applicable thresholds for other non-criteria pollutant emissions. Additionally, the Project has been evaluated to determine whether the Project would expose sensitive receptors to substantial pollutant concentrations and the impacts of odors. The significance of these potential impacts is described in the following sections.

3.2 STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from Appendix G of the *CEQA Guidelines* (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (31):

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SCAQMD has developed regional significance thresholds for regulated pollutants, as summarized at Table 3-1 (32). The SCAQMD's *CEQA Air Quality Significance Thresholds* (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. These thresholds have been used to determine air quality impacts in this analysis.

TABLE 3-1: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

Pollutant	Regional Construction Threshold (lbs/day)	Regional Operational Thresholds (lbs/day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550

Pb	3	3

lbs/day = Pounds Per Day

3.3 MODEL EMPLOYED TO ANALYZE AIR QUALITY

Land uses such as the Project affect air quality through construction-source and operational-source 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. The purpose of this model is to calculate construction-source and operational-source emissions (VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from MMs (33)[4]. Accordingly, the latest version of CalEEMod has been used for this Project to determine construction and operational air quality emissions. Output from the model runs for both construction and operational activity are provided in Appendices 3.1 through 3.10.

In August 2019, the EPA approved the 2017 version of the EMissions FACtor model (EMFAC) web database for use in SIP and transportation conformity analyses. EMFAC2017 is a mathematical model that was developed to calculate emission rates, fuel consumption, VMT from motor vehicles that operate on highways, freeways, and local roads in California and is used by the CARB. EMFAC2017 is incorporated into CalEEMod 2020.4.0; and thus, included in the modeling that is provided in the analysis.

3.4 CONSTRUCTION EMISSIONS

3.4.1 CONSTRUCTION ACTIVITIES

Construction activities associated with the Project would result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities and are presented below in Table 3-2.

TABLE 3-2: CONSTRUCTION ACTIVITIES

Phase	Area	Construction Activity
Phase 1	Industrial Building 1	Grading
		Building Construction
		Paving
		Architectural Coating
Phase 2	Industrial Buildings 2 & 3	Grading
		Building Construction

[4] Lead is not quantified by CalEEMod and is not typically generated during the development process, other than trace amounts. As such, no quantification of lead associated with the Project is required.

		Paving
		Architectural Coating
Phase 3	Industrial Buildings 4 & 5	Grading
		Building Construction
		Paving
		Architectural Coating
	Commercial Buildings	Building Construction
		Paving
		Architectural Coating

BLASTING ACTIVITIES

Blasting is not anticipated to occur frequently in Project construction, occurring at most once per day and twice per week. Nonetheless, the emissions effects of blasting are analyzed in this AQIA. The estimated emissions of NO_X, CO, and SO_X from explosives used for blasting were determined using emission factors in Section 13.3 (Explosives Detonation) of AP-42 (EPA 1980), and PM_{10} and $PM_{2.5}$ emissions were determined using Section 11.9 of AP-42 (34). According to AP-42, "Unburned hydrocarbons also result from explosions, but in most instances, methane is the only species that has been reported" (EPA 1980); methane is not a VOC, and a methane emission factor has not been determined for ammonium nitrate/fuel oil (ANFO). Additional details on the emissions calculation associated with Blasting are provided in Appendix 3.12.

GRADING ACTIVITIES

Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. Grading Phase 1 would require approximately 5,505,980 cubic yards of cut and 5,200,155 cubic yards of fill. Grading Phase 2 requires approximately 4,051,099 cubic yards of cut and 4,223,556 cubic yards of fill. Lastly, Phase 3 would require 2,790,081 cubic yards of cut and 2,950,550 cubic yards of fill. Earthwork activities are expected to balance on-site. As such, no import or export of soils would be required.

During Grading Phase 1 activities, a maximum of 60 acres per day can be actively disturbed during construction of the site. Grading Phase 2 activities would actively disturb 33 acres per day while Grading Phase 3 activities would disturb 25 acres per day. In CalEEMod, the Total Acres Graded (TAG) field represents the cumulative distance traversed on the property by the grading equipment. In order to properly grade a piece of land, multiple passes with grading equipment may be required. So even though the lot size is a fixed number of acres, the TAG could be an order of magnitude higher than the footprint of the lot (35). Total Acres Graded (TAG) is a function of the maximum acreage disturbed per day times the number of days of the subphase

of construction. As such, the TAG field in CalEEMod has been revised to 14,400 acres (60 acres per day x 240 days) for Grading Phase 1 activities, and 3,960 acres (33 acres per day x 120 days) for Grading Phase 2 activities, and 2,750 acres (25 acres per day x 90 days) for Grading Phase 3 construction activities.[5]

3.4.1 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 3-3, represents a "worst-case" analysis scenario 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 stringent[6]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (31).

TABLE 3-3: CONSTRUCTION DURATION

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

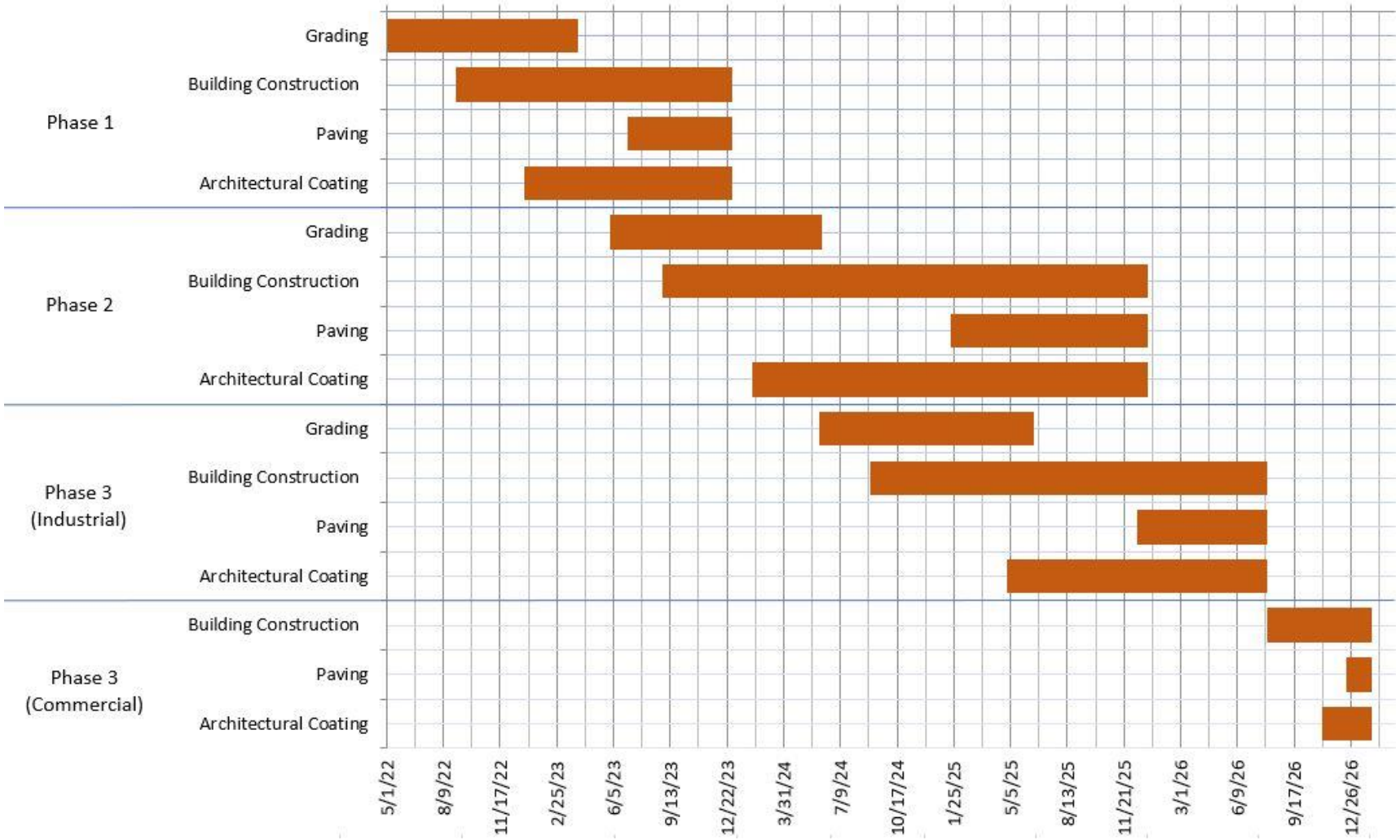
[5] CalEEMod does not provide a "Total Acres Graded" field for Demolition, Building Construction, Paving, or Architectural Coating activities.

[6] 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.

3.4.2.1 OVERLAP OF CONSTRUCTION-RELATED ACTIVITIES

Based on the construction schedule, grading activities are anticipated to overlap with Industrial Building 1 and Industrial Buildings 2 & 3 construction activities. Detailed information on overlap of construction-related activities is provided in Table 3-4.

TABLE 3-4: OVERLAP OF CONSTRUCTION-RELATED ACTIVITIES



3.4.2 CONSTRUCTION EQUIPMENT

A summary of construction equipment by phase is provided at Table 3-5. Consistent with industry standards and typical construction practices for other large-scale development, each piece of equipment listed in Table 3-5 are assumed to 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 3-5: CONSTRUCTION EQUIPMENT ASSUMPTIONS

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

TABLE 3-5: CONSTRUCTION EQUIPMENT ASSUMPTIONS (2 OF 2)

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

3.4.3 CONSTRUCTION EMISSIONS SUMMARY

IMPACTS WITHOUT MITIGATION

The estimated maximum daily construction emissions without mitigation are summarized on Table 3-6 and include application of regulatory controls such as Rule 403 which are built into the model runs. As indicated in the Table, only VOCs and NOx are anticipated to exceed SCAQMD regional thresholds with respect to construction. Detailed construction model outputs are presented in Appendices 3.1 through 3.6. Under the assumed scenarios, emissions resulting from the Project construction will exceed thresholds established by the SCAQMD for emissions of VOC and NO_X during construction activity.

TABLE 3-6 OVERALL CONSTRUCTION EMISSIONS SUMMARY – WITHOUT MITIGATION

Year	Maximum Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2022	26.90	254.25	202.86	0.57	44.35	17.55
2023	84.22	331.31	371.23	2.47	111.06	34.56
2024	69.22	335.70	385.29	2.56	110.92	35.61
2025	120.39	318.45	416.97	2.64	114.64	36.36
2026	65.36	98.52	143.51	0.46	31.30	10.66
2027	64.75	60.45	72.56	0.21	11.28	4.56
Winter						
2022	26.53	268.21	243.62	2.06	85.02	26.10
2023	83.42	333.70	350.44	11.79	111.06	34.56
2024	68.37	338.50	362.45	2.53	110.93	35.61
2025	119.56	321.22	393.54	2.61	114.65	36.36
2026	64.96	99.97	132.05	0.44	31.30	10.66
2027	64.63	60.90	69.09	0.20	11.28	4.56
Maximum Daily Emissions	**120.39**	**338.50**	**416.97**	**11.79**	**114.65**	**36.36**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**YES**	**YES**	**NO**	**NO**	**NO**	**NO**

RECOMMENDED CONSTRUCTION MITIGATION MEASURES

The Project construction-source emissions have the potential to exceed SCAQMD regional thresholds for VOC and NO_X emissions prior to mitigation. MM AQ-1 is designed to reduce Project construction-source VOC. After application of MM AQ-1, Project construction-source emissions will not exceed SCAQMD regional thresholds for VOC emissions. MM AQ-2 is designed to reduce Project construction-source NOx. However, as discussed below, even with application of MM AQ-

2, Project construction-source emissions will exceed SCAQMD regional thresholds for NOx emissions. Thus, the Project would result in a less than significant impact for VOC, but will have a significant and unavoidable impact for NOx associated with construction activities.

MM AQ-1

The Project shall utilize "Super-Compliant" low VOC paints for nonresidential interior and exterior surfaces and low VOC paint for parking lot surfaces. Super-Compliant low VOC paints have been reformulated to be more stringent than the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.

MM AQ-2

In an effort to reduce potentially significant NOx emissions that are expected to occur during construction activities:

- Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Final engines, except where the project applicant establishes to the satisfaction of the City of Beaumont (City) that Tier 4 Final equipment is not available. An exemption from these requirements may be granted by the City if the City documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment to the extent feasible. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in Riverside County were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within Riverside County. In order to meet this requirement to demonstrate that such equipment is not available, the Applicant must seek bids/proposals from contractors of large fleets, defined by the California Air Resources Board as, "A fleet with a total max hp (as defined below) greater than 5,000 hp." In addition, this should not be limited to Riverside County but statewide. In the event that Tier 4 Final equipment is not feasible, then Tier 4 interim equipment shall be required. In the event that Tier 4 Interim equipment is not available, Tier 3 equipment shall be used.
- All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications.

IMPACTS WITH MITIGATION

As indicated above, without mitigation, only VOCs and NOx are anticipated to exceed SCAQMD regional thresholds. The estimated maximum daily construction emissions with mitigation are summarized on Table 3-7. MM AQ-1 and MM AQ-2 are recommended to reduce the severity of these impacts. Detailed construction model outputs are presented in Appendices 3.4 through 3.6. With implementation of MM AQ-1, Project construction-source emissions of VOCs would be reduced to less than significant levels.

With respect to NOx, based on discussions with contractors regarding availability of equipment in Riverside County, it is anticipated due to the size of the project that there may be lack of availability of sufficient Tier 4 equipment for construction of the project. Accordingly, notwithstanding MM AQ-2 which requires use of Tier 4 equipment to the extent feasible, to evaluate the effect of mitigation on NOx impacts from construction, it is conservatively assumed that 50% all off-road diesel construction equipment used for project construction shall meet comply with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 off-road emissions standards or equivalent and the remaining 50% shall comply with Tier 3 off-road emissions standards. Applying these assumptions, after implementation of MM AQ-1 and MM AQ-2, Project construction-source emissions with respect to NOx is considered significant and unavoidable while construction-source emissions for VOCs are less than significant.

TABLE 3-7 OVERALL CONSTRUCTION EMISSIONS SUMMARY – WITH MITIGATION

Year	Emissions (lbs/day)					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Summer						
2022	11.96	116.81	286.73	2.07	91.15	21.82
2023	26.45	143.43	424.20	2.47	115.27	28.52
2024	25.86	168.69	444.34	2.56	109.42	30.39
2025	34.96	186.62	493.69	2.64	114.70	32.50
2026	17.05	67.54	162.62	0.47	30.67	10.24
2027	13.23	15.45	86.28	0.21	9.24	2.67
Winter						
2022	11.59	118.03	277.24	2.06	91.16	21.82
2023	25.65	145.82	403.41	2.44	115.27	28.52
2024	25.02	171.49	421.50	2.53	109.42	30.39
2025	34.12	189.40	470.25	2.61	114.70	32.50
2026	16.65	68.99	151.16	0.45	30.67	10.24
2027	13.11	15.90	82.82	0.20	9.24	3.08
Maximum Daily Emissions	**34.96**	**189.40**	**493.69**[7]	**2.64**	**115.27**	**32.50**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**YES**	**NO**	**NO**	**NO**	**NO**

[7] Mitigated CO values are shown to be higher than the unmitigated CO values due to CalEEMod calculation procedures for unmitigated emissions calculations (using OFFROAD emission factors) and mitigated calculation procedures (based on Carl Moyer standards) for specific engine tiers. As such, in some instances, the mitigated values may generate higher mitigated emissions due to the difference in calculation procedure. See CalEEMod *User's Tips, No. 37* (54), for more detailed information.

3.5 OPERATIONAL EMISSIONS

Operational activities associated with the Project will result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Operational emissions are expected 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

3.5.1 AREA SOURCE EMISSIONS

ARCHITECTURAL COATINGS

Over a period of time the buildings that are part of this Project will require maintenance and will therefore produce emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings. The emissions associated with architectural coatings were calculated using CalEEMod. Detailed information regarding how emissions generated from architectural coating can be found in *Appendix A: Calculation Details for CalEEMod* (36). Emissions associated with architectural coatings are summarized under the area source emissions totals presented on Table 3-10, below. Additional details are provided in the CalEEMod outputs which can be found in Appendices 3.7 through 3.10.

CONSUMER PRODUCTS

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The emissions associated with use of consumer products were calculated based on defaults provided within CalEEMod. Detailed information regarding how emissions generated from consumer products can be found in *Appendix A: Calculation Details for CalEEMod* (36). Emissions associated with consumer products are summarized under the area source emissions totals presented on Table 3-10, below. Additional details are provided in the CalEEMod outputs which can be found in Appendices 3.7 through 3.10.

LANDSCAPE MAINTENANCE EQUIPMENT

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/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* (36). Emissions associated with landscape maintenance equipment are summarized under the area source emissions totals presented on Table 3-10,

below. Additional details are provided in the CalEEMod outputs which can be found in Appendices 3.7 through 3.10.

3.5.2 ENERGY SOURCE EMISSIONS

COMBUSTION EMISSIONS ASSOCIATED WITH NATURAL GAS AND ELECTRICITY

Electricity and natural gas are used by almost every project. Emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity are generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using CalEEMod. Detailed information regarding how combustion emissions associated with natural gas and electricity can be found in *Appendix A: Calculation Details for CalEEMod* (36). Emissions associated with energy source emissions are summarized under the energy source emissions totals presented on Table 3-10, below. Additional details are provided in the CalEEMod outputs which can be found in Appendices 3.7 through 3.10.

3.5.3 MOBILE SOURCE EMISSIONS

The Project related air quality 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 Traffic Analysis (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 vehicles (LDA), Light-Duty-Trucks (LDT1[8] & LDT2[9]), 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:

[8] 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.

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

TABLE 3-8: PASSENGER CAR FLEET MIX

Phase 1	Area	Land Use	Vehicle Type	%
Phase 1 (2023)	Industrial Building 1	High-Cube Fulfillment Center/ High-Cube Cold Storage	LDA	57.60
			LDT1	6.03
			LDT2	18.59
			MDV	15.19
			MCY	2.59
Phase 2 (2025)	Industrial Buildings 2 & 3	High-Cube Fulfillment Center/ High-Cube Cold Storage / General Light Industrial	LDA	58.08
			LDT1	6.07
			LDT2	18.68
			MDV	14.63
			MCY	2.54
Phase 3 (2027)	Industrial Buildings 4 & 5	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 miles[10] and an assumption of 100% primary trips for the proposed industrial land use truck trips.

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 (LHDT1[11] & LHDT2 [12])/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:

[10] 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)

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

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

TABLE 3-9: TRUCK FLEET MIX

Phase	Area	Land Use	Vehicle Type	%
Phase 1 (2023)	Industrial Building 1	High-Cube Fulfillment Center	LHDT1	8.41
			LHDT2	2.31
			MHDT	10.72
			HHDT	78.56
		High-Cube Cold Storage	LHDT1	17.63
			LHDT2	4.84
			MHDT	8.99
			HHDT	68.54
Phase 2 (2025)	Industrial Buildings 2 & 3	High-Cube Fulfillment Center	LHDT1	8.34
			LHDT2	2.34
			MHDT	10.68
			HHDT	78.64
		High-Cube Cold Storage	LHDT1	17.54
			LHDT2	4.92
			MHDT	8.99
			HHDT	68.54
		General Light Industrial	LHDT1	29.08
			LHDT2	8.14
			MHDT	18.42
			HHDT	44.36
Phase 3 (2027)	Industrial Buildings 4 & 5	High-Cube Fulfillment Center	LHDT1	8.32
			LHDT2	2.36
			MHDT	10.68
			HHDT	78.64
		High-Cube Cold Storage	LHDT1	17.50
			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.

FUGITIVE DUST RELATED TO VEHICULAR TRAVEL

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of break and tire wear particulates. The emissions estimate for travel on paved roads were calculated using CalEEMod.

3.5.4 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. For purposes of analysis, it is assumed that Phase 1 would require on-site operational equipment of up to five (5) 200 hp, compressed natural gas or gasoline-powered tractors/loaders/backhoes operating at 4 hours a day for 365 days of the year. Phases 2 and 3 would require on-site operational equipment of up to eighteen (18) 200 hp, compressed natural gas or gasoline-powered tractors/loaders/backhoes operating at 4 hours a day for 365 days of the year[13].

3.5.5 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* (37)). 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 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 pollutant by equipment type and the average daily hours of operation.

3.5.6 OPERATIONAL EMISSIONS SUMMARY

As previously stated, CalEEMod utilizes summer and winter EMFAC2017 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season.

[13] 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.

The operational emissions scenarios have been modeled consistent with the TA for consistency. As such, operational activities for summer and winter scenarios are presented in Table 3-10. With buildout of Phase 1, the Project would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_X. With buildout of Phase 2, the Project will exceed the thresholds of significance for emissions of VOC, NO_X, PM_{10}, and $PM_{2.5}$.With buildout of Phase 3, the Project would exceed the numerical thresholds of significance for emissions of VOC, NO_X, CO, PM_{10}, and $PM_{2.5}$.

RECOMMENDED OPERATIONAL MITIGATION MEASURES

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

Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.

MM AQ-5

Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.

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 (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:

- Provide a transportation information center and on-site TDM coordinator to educate employers, employees, and visitors of surrounding transportation options.
- Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site.
- Provide secure bicycle storage space equivalent to two percent of the automobile parking spaces provided.

- Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day.
- Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service.
- Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.
- Provide meal options on-site or shuttles between the facility and nearby meal destinations.
- Each building shall provide preferred parking for electric, low-emitting and fuel - efficient vehicles equivalent to at least eight percent of the required number of parking spaces.

MM AQ-7

- For the warehouse/industrial portion of the Project, the buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for the future installation of electric vehicle (EV) truck charging stations on the site. Conduit should be installed from the electrical room to tractor trailer parking spaces in a logical location(s) on the site determined by the Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available and the buildings are being served by trucks with electric-powered engines.
- The buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed in the future to supply power to trailers with transport refrigeration units (TRUs) during the loading/unloading of refrigerated goods. Conduit should be installed from the electrical room to the loading docks determined by the Project Applicant during construction document plan check as the logical location(s) to receive trailers with TRUs.

MM AQ-8

Final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating potential installation of EV 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 transport refrigeration units (TRUs). All site and architectural plans submitted to the City Planning Department shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the City Building Department shall verify electrification of the designated truck/dock bays.

MM AQ-10

All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) and all on-site indoor forklifts will be powered by non-diesel engines.

MM AQ-11

All landscaping equipment (e.g., leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City of Planning Department to verify, to the City's satisfaction, that all landscaping equipment utilized will 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. This requirement shall apply to new leases only (not renewals) and for the first 10 years of the Project's life. The funding shall be provided in the form of lease allowance/concession. The allowance shall be a reimbursement once ZE or NZE medium/heavy duty vehicles are purchased and can be used at any time during the lease term (i.e., the landlord shall reimburse the tenant once the tenant provides receipt of paid invoice for the order). If a tenant leases their fleet, this allowance shall also cover the cost to lease ZE or NZE trucks. This measure would also facilitate compliance with SCAQMD Rule 2305.

Even with the Project's compliance with applicable rules, and the imposition of all feasible mitigation measures identified above (see MM AQ-3 through MM AQ-13), the Project's operational NOx, CO, PM_{10}, and $PM_{2.5}$ emissions would exceed the applicable regional thresholds of significance. As such, Project operational-source NOx, CO, PM_{10}, and $PM_{2.5}$ emissions are considered significant and unavoidable. It should be noted that, approximately 91 percent (%) of the Project's NO_X emissions, 93% of the Project's CO emissions, 99% of the Project's PM_{10} emissions, and 97% of the Project's $PM_{2.5}$ emissions are derived from vehicle usage which cannot be directly regulated by the City. Neither the Project Applicant nor the Lead Agency can substantively or materially affect reductions in project-related vehicular source emissions beyond the regulatory requirements, and mitigation measures identified herein. While there are no feasible mitigation measures that would reduce vehicular emissions, as discussed in the mitigation measures section above, the Project will install electric vehicle supply equipment in accordance with California Building Code which will allow charging stations to be supplied based on demand. Charging stations could lead to less use of gasoline-burning automobiles and thus, less air pollutant emissions, Additionally, the Project would be required to implement on-site renewable energy to offset 20% of the expected energy demand for the commercial and industrial land uses as required by compliance with the County of Riverside's Climate Action Plan (CAP) (38). Hence, overall, there are no feasible mitigations that would reduce emissions consistent with the *2015 Air Quality Attainment Plan*, and this impact is considered significant and unavoidable.

The majority of the Project's NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions are from the transportation sector, and vast majority of the project's emissions are associated with emissions generated by trucks. In general, the state strategy for the transportation sector for medium and heavy-duty trucks is focused on making trucks more efficient and expediting truck turnover rather than reducing VMT from trucks. This is in contrast to the passenger vehicle component of the transportation sector where both per-capita VMT reductions and an increase in vehicle efficiency are forecasted to be needed to achieve the overall state emissions reductions goals. Regulating tailpipe emissions is beyond the scope of the Project Applicant or the City and no feasible mitigation measures exist that would reduce these emissions to levels that are less-than-significant.

The Project would also be required to be consistent with the provisions of interior and exterior bicycle storage as a sustainable design strategy consistent with CALGreen. Furthermore, the proposed project would install electric vehicles (EV) charging stations and clean air/vanpool parking stalls at the project site, which would contribute to and support the use of more EVs and ridesharing and consequently reduce air quality emissions associated with passenger vehicle travel.

Emissions associated with heavy duty trucks involved in goods movements are generally controlled on the technology side and through fleet turnover of older trucks and engines to newer and cleaner trucks and engines. The first battery-electric heavy-heavy duty trucks are being tested this year and SCAQMD is looking to integrate this new technology into large-scale truck operations (39). The following state strategies reduce air quality emissions and GHG emissions from the medium and heavy-duty trucks:

- CARB's Mobile Source Strategy focuses on reducing emissions through the transition to zero and low emission vehicles and from medium-duty and heavy-duty trucks (40).
- CARB's Sustainable Freight Action Plan establishes a goal to improve freight efficiency by 25 percent by 2030, deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030 (40).
- CARB's Emissions Reduction Plan for Ports and Goods Movement (Goods Movement Plan) in California focuses on reducing heavy-duty truck-related emissions focus on establishment of emissions standards for trucks, fleet turnover, truck retrofits, and restriction on truck idling . While the focus of Goods Movement Plan is to reduce criteria air pollutant and air toxic emissions, the strategies to reduce these pollutants would also generally have a beneficial effect in reducing GHG emissions.

In addition, the US EPA, CARB, and SCAQMD are currently in the rule development processes for the follow strategies:

- **US EPA Cleaner Truck Initiative:** In response to a petition from SCQMD, the US EPA has committed to updating its truck engine standard to reduce NOx emissions.
- CARB's Transport Refrigeration Unit Regulation. Measure to reduce residual risk from TRUs by transitioning to zero-emission technologies.

- **CARB's Advanced Clean Truck Rule:** Requires truck manufacturers to sell an increasing percentage of zero-emission trucks by 2030 (up to 15 percent or 50 percent, depending on truck type). Also, this proposed rule would require one-time fleet reporting for large businesses.
- **CARB's Zero-Emission Fleet Rule:** Would require some fleets to transition to zero-emissions
- **CARB's Heavy-Duty Low NOx Program:** Would set new statewide engine standards, test cycles, and warranty and durability requirements to reduce NOx from trucks.
- **CARB's Heavy-Duty Inspection/Maintenance Program:** Would set new inspection and maintenance requirements to ensure emissions controls are functioning properly.
- **SCAQMD's Warehouse Indirect Source Review (ISR):** SCAQMD adopted an ISR rule for warehouse distribution centers 100,000 square feet and larger. The Warehouse ISR requires warehouse projects to implement facility-based measures or pay a fee that would reduce local air quality emissions (41).

These strategies would contribute to reducing heavy duty truck emissions associated with the proposed project. The proposed project would not conflict with these strategies. Trucks onsite are required to comply with CARB's Heavy-Duty (Tractor-Trailer) GHG Regulation, which requires SmartWay tractor trailers that include idle-reduction technologies, aerodynamic technologies, and low-rolling resistant tires that would reduce fuel consumption and associated emissions.

Despite the design features and mitigation measures provided by project and the anticipated regulations implemented by the US EPA and CARB to improve truck efficiency, the estimated long-term emissions generated under full buildout of the proposed project would exceed the SCAQMD's regional operational significance thresholds (see Table 3-10) and would cumulatively contribute to the nonattainment designations in the SCAB. In addition, regarding VOC, it is important to note that the majority of on-site operational VOC emissions are derived from consumer products. For analytical purposes, consumer products include cleaning supplies, aerosols, and other consumer products (42). As such, the Project Applicant cannot meaningfully control the use of consumer products by future building users via mitigation. On this basis, it is concluded that Project operational-source VOC emissions cannot be definitively reduced below applicable SCQMD thresholds and therefore are considered significant and unavoidable. Therefore, the proposed project would result in a significant and unavoidable impact in this regard.

Additionally, 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 Project also includes the following mitigation measure for greenhouse gas emissions:

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 PDFs and mitigation measure above are all designed to reduce GHG emissions attributable to the proposed project. Although not quantifiable, some of these measures will have a co-benefit of reducing air quality emissions. Therefore, the Emissions Summary shown below is a conservative forecast of air quality emissions and the Proposed Project is likely to be less than the total shown in Table 3-10 below.

TABLE 3-10: SUMMARY OF PEAK OPERATIONAL EMISSIONS (1 OF 2)

Phase	Source	Emissions (lbs/day)					
		VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer							
Phase 1 (2023)	Area Source	31.50	3.96E-03	0.43	3.00E-05	1.55E-03	1.55E-03
	Energy Source	0.23	2.08	1.75	0.01	0.16	0.16
	Mobile Source	11.35	126.74	127.47	0.93	50.46	14.85
	TRUs	0.89	9.98	13.04	0.00	0.08	0.07
	On-Site Equipment	0.55	5.18	3.75	0.02	0.19	0.17
Total Maximum Daily Emissions (Phase 1)		**44.52**	**143.99**	**146.45**	**0.96**	**50.89**	**15.25**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**NO**	**YES**	**NO**	**NO**	**NO**	**NO**
Phase 2 (2025)	Area Source	114.31	0.01	1.60	1.20E-04	5.69E-03	5.69E-03
	Energy Source	0.89	8.11	6.81	0.05	0.62	0.62
	Mobile Source	42.75	429.10	475.99	3.23	193.74	56.50
	TRUs	0.89	9.98	13.07	0.00	0.08	0.07
	On-Site Equipment	1.81	14.50	13.46	0.06	0.56	0.51
Total Maximum Daily Emissions (Phase 2)		**160.65**	**461.71**	**510.92**	**3.34**	**195.00**	**57.71**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**YES**	**YES**	**NO**	**NO**	**YES**	**YES**
Phase 3 (2027)	Area Source	123.16	0.02	1.73	1.30E-04	6.15E-03	6.15E-03
	Energy Source	1.61	14.65	12.31	0.09	1.11	1.11
	Mobile Source	60.86	430.87	610.28	3.45	234.68	67.53
	TRUs	0.88	9.97	13.03	0.00	0.08	0.07
	On-Site Equipment	1.81	14.50	13.46	0.06	0.56	0.51
Total Maximum Daily Emissions (Phase 3)		**188.33**	**470.01**	**650.80**	**3.60**	**236.44**	**69.23**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**YES**	**YES**	**YES**	**NO**	**YES**	**YES**

TABLE 3-10: SUMMARY OF PEAK OPERATIONAL EMISSIONS (2 OF 2)

Phase	Source	Emissions (lbs/day)					
		VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Winter							
Phase 1 (2023)	Area Source	31.50	3.96E-03	0.43	3.00E-05	1.55E-03	1.55E-03
	Energy Source	0.23	2.08	1.75	0.01	0.16	0.16
	Mobile Source	10.05	133.84	114.49	0.91	50.46	14.85
	TRUs	0.89	9.98	13.04	0.00	0.08	0.07
	On-Site Equipment	0.55	5.18	3.75	0.02	0.19	0.17
Total Maximum Daily Emissions (Phase 1)		**43.22**	**151.09**	**133.46**	**0.94**	**50.89**	**15.25**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**NO**	**YES**	**NO**	**NO**	**NO**	**NO**
Phase 2 (2025)	Area Source	114.31	0.01	1.60	1.20E-04	5.69E-03	5.69E-03
	Energy Source	0.89	8.11	6.81	0.05	0.62	0.62
	Mobile Source	37.79	453.19	427.59	3.16	193.75	56.51
	TRUs	0.89	9.98	13.07	0.00	0.08	0.07
	On-Site Equipment	1.81	14.50	13.46	0.06	0.56	0.51
Total Maximum Daily Emissions (Phase 2)		**155.69**	**485.80**	**462.53**	**3.27**	**195.00**	**57.71**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**YES**	**YES**	**NO**	**NO**	**YES**	**YES**
Phase 3 (2027)	Area Source	123.16	0.02	1.73	1.30E-04	6.15E-03	6.15E-03
	Energy Source	1.61	14.65	12.31	0.09	1.11	1.11
	Mobile Source	52.49	455.28	551.67	3.36	234.68	67.53
	TRUs	0.88	9.97	13.03	0.00	0.08	0.07
	On-Site Equipment	1.81	14.50	13.46	0.06	0.56	0.51
Total Maximum Daily Emissions (Phase 3)		**179.96**	**494.43**	**592.19**	**3.51**	**236.44**	**69.23**
SCAQMD Regional Threshold		55	55	550	150	150	55
Threshold Exceeded?		**YES**	**YES**	**YES**	**NO**	**YES**	**YES**

3.5.7 POTENTIAL OVERLAP OF CONSTRUCTION AND OPERATIONAL ACTIVITY

Based on the assumed construction and buildout schedule of the proposed Project, there is potential for overlap between construction and operational activity. The preceding analysis of the construction emissions and operational emissions was completed pursuant to the SCAQMD *1993 CEQA Handbook* which details parameters to quantify construction and operation emissions separately and compare each to the applicable construction and operational thresholds of

significance. SCAQMD has not developed or published a combined construction and operational emission significance threshold.

Combining the construction emissions with the operational emissions will present a maximum daily emission representing peak building construction activity and operational activity, a scenario that may not occur.

As such, peak mitigated construction (2025 Construction Emissions) and operational emissions (Phase 2) are expected to overlap, these emissions have been totaled to show the emissions associated with overlap of the construction and operational activities. It should be noted that the SCAQMD does not have different thresholds for overlapping activities, rather the SCAQMD has separate thresholds for construction activity and operational activity. As such, the potential emissions from overlapping construction and operational activity shown in Table 3-11 are provided for informational purposes only.

TABLE 3-11: POTENTIAL OVERLAP OF CONSTRUCTION AND OPERATIONAL ACTIVITY

Emissions	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2025 Construction Emissions	34.12	189.40	470.25	2.61	114.70	32.50
Phase 2 Operational Emissions	160.65	461.71	510.92	3.34	195.00	57.71
Total Maximum Daily Emissions	**194.77**	**651.11**	**981.17**	**5.95**	**309.70**	**90.21**
Winter						
2025 Construction Emissions	34.12	189.40	470.25	2.61	114.70	32.50
Phase 2 Operational Emissions	155.69	485.80	462.53	3.27	195.00	57.71
Total Maximum Daily Emissions	**189.83**	**675.20**	**932.78**	**5.88**	**309.70**	**90.21**

3.6 LOCALIZED SIGNIFICANCE

BACKGROUND ON LOCALIZED SIGNIFICANCE THRESHOLD (LST) DEVELOPMENT

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4[14]. LSTs represent the maximum emissions from a project that would not

[14] The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD

cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the *LST Methodology* (43). Based on SCAQMD's guidance, LSTs only apply to concentrations of CO, NO_2, PM_{10}, and $PM_{2.5}$.

APPLICABILITY OF LSTS FOR THE PROJECT

For this Project, the appropriate SRA for the LST analysis is the SCAQMD Hemet/San Jacinto Valley (SRA 28). Based on SCAQMD's guidance, LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- Identify the maximum daily on-site emissions that will occur during construction activity:
    - The maximum daily on-site emissions could be based on information provided by the Project Applicant; or
    - The SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and CalEEMod User's Guide *Appendix A: Calculation Details for CalEEMod* can be used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod (44) (35).
- If the total acreage disturbed is less than or equal to 5 acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in lbs/day that can be compared to CalEEMod outputs.
- Since total acreage disturbed for the Project is likely greater than 5 acres per day throughout the construction process, then the SCAQMD recommends dispersion modeling to be conducted to determine the actual pollutant concentrations for applicable LSTs in the air. In other words, the maximum daily on-site emissions as calculated in CalEEMod are modeled via air dispersion modeling to calculate the actual concentration in the air (e.g., parts per million or micrograms per cubic meter) in order to determine if any applicable thresholds are exceeded.

EMISSIONS CONSIDERED

Based on SCAQMD's *LST Methodology*, emissions for concern during construction activities are on-site NO_X, CO, $PM_{2.5}$, and PM_{10}. The *LST Methodology* clearly states *(page 1-4)* that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs

defines Environmental Justice as "…equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

(45)." As such, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered.

MAXIMUM DAILY DISTURBED-ACREAGE

As previously noted, during Grading Phase 1 activities, a maximum of 60 acres per day can be actively disturbed during construction of the site. Grading Phase 2 activities would actively disturb 33 acres per day while Grading Phase 3 activities would disturb 25 acres per day. Additionally, there are several subphases of grading and construction activities that will overlap between phases.

DISPERSION MODELING

In order to estimate localized pollutant concentrations resulting from Project construction, the SCAQMD-approved AERMOD dispersion model was utilized. The modeling approach utilized is discussed as follows:

SOURCES

It should be noted that in order to model worst-case conditions, the highest daily peak on-site emissions resulting from overlapping construction activity were modeled.

A ground level release height and a 1 meter (~3.28 feet) initial vertical dimension (sigma z) were utilized for emissions of PM10 and PM2.5 consistent with SCAQMD's LST guidance.

In order to account for equipment exhaust emissions from NO2, and CO a release height of 5.0 meters was utilized consistent with SCAQMD's LST guidance.

METEOROLOGICAL DATA AND MODEL OPTIONS

In order to account for meteorological conditions at the Project site, meteorological data from the SCAQMD's Banning (BNAP) monitoring station was utilized, as this is the nearest station to the Project site for which meteorological data is available. Additionally, a receptor height of 0 meters and regulatory default options were utilized consistent with SCAQMD's LST guidance.

RECEPTORS

As previously stated, LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities.

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as "sensitive receptors. These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site will be used to determine construction and

operational air quality impacts for emissions of PM_{10} and $PM_{2.5}$, since PM_{10} and $PM_{2.5}$ thresholds are based on a 24-hour averaging time.

LSTs apply, even for non-sensitive land uses, consistent with *LST Methodology* and SCAQMD guidance. Per the *LST Methodology*, commercial and industrial facilities are not included in the definition of sensitive receptor because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for 8 hours or less. However, *LST Methodology* explicitly states that "*LSTs based on shorter averaging periods, such as the NO_2 and CO LSTs, could also be applied to receptors such as industrial or commercial facilities since it is reasonable to assume that a worker at these sites could be present for periods of one to eight hours* (45)." Therefore, any adjacent land use where an individual could remain for 1 or 8-hours, that is located at a closer distance to the Project site than the receptor used for PM_{10} and $PM_{2.5}$ analysis, must be considered to determine construction and operational LST air impacts for emissions of NO_2 and CO since these pollutants have a shorter averaging times of 1 or 8-hours.

PROJECT-RELATED RECEPTORS RELATIVE TO CONSTRUCTION AND OPERATIONAL ACTIVITIES

Receptors in the Project study area relative to construction and operational activities are described below and shown on Exhibit 3-A. Localized air quality impacts were evaluated at receptor land uses nearest the Project site. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site.

R1: Location R1 represents the existing residence at 34945 Roberts Place, approximately 4,402 feet north of the Project site (relative to construction activities). R1 is placed at the private outdoor living areas (backyards) facing the Project site.

R2: Location R2 represents the existing residence at 35339 Stewart Street, approximately 4,347feet north of the Project site (relative to construction activities). R2 is placed at the private outdoor living areas (backyards) facing the Project site.

R3: Location R3 represents the existing Tukwet Canyon Golf Course, approximately 3,123 feet north of the Project site (relative to construction activities). Since there are no private outdoor living areas facing the Project site, receiver R3 is placed at the building façade.

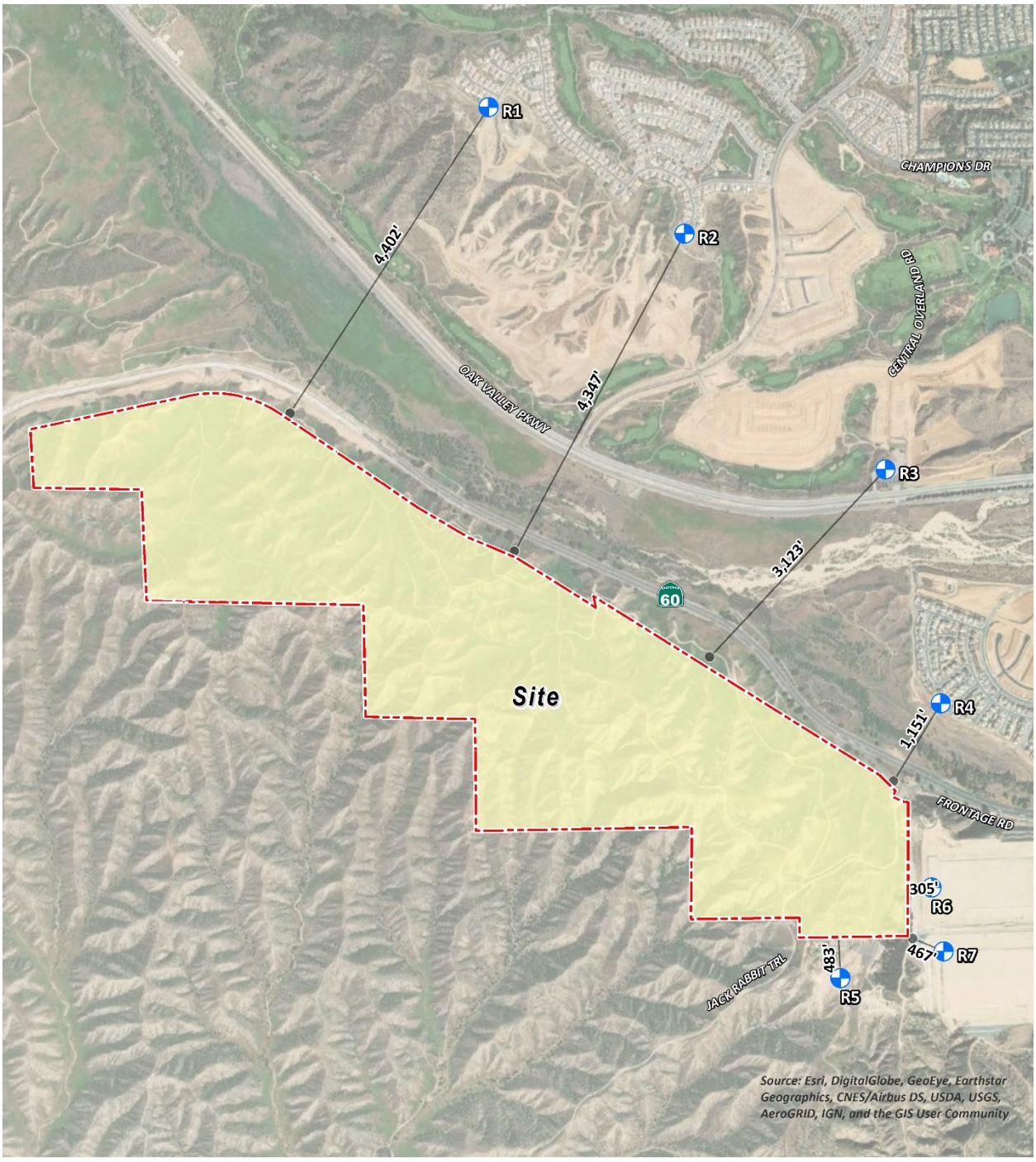
R4: Location R4 represents the existing residence at 14157 Bosana Lane, approximately 1,151 feet north of the Project site (relative to construction activities). R4 is placed at the private outdoor living areas (backyards) facing the Project site.

R5: Location R5 represents the Windmill Canyon Ranch at 13270 Jack Rabbit Trail, approximately 483 feet south of the Project site (relative to construction activities). Since there are no private outdoor living areas (backyards) facing the Project site, receptor R5 is placed at the building façade.

R6: Location R6 represents the proposed Hidden Canyon Industrial Building 2, approximately 305 feet east of the Project site. Receptor R6 is placed at the building façade.

R7: Location R7 represents the proposed Hidden Canyon Industrial Building 1, 467 feet east of the Project site. Receptor R7 is placed at the building façade.

EXHIBIT 3-A: RECEPTOR LOCATIONS



LEGEND:

N

Receptor Locations

Distance from receptor to Project site boundary (in feet)

CONSTRUCTION-SOURCE LOCALIZED EMISSIONS

IMPACTS WITHOUT MITIGATION

Without mitigation, emissions during the peak construction activity will not exceed the SCAQMD's localized significance thresholds as illustrated on Table 3-12 at the maximally impacted receptor location. All other modeled locations in the study area would experience a lesser concentration and consequently a lesser impact. As such, the Project's localized impacts during construction activity would be less than significant. Outputs from the model runs for construction LSTs are provided in Appendix 3.13.

TABLE 3-12: LOCALIZED SIGNIFICANCE SUMMARY PEAK CONSTRUCTION (WITHOUT MITIGATION)

Peak Construction	CO		NO_2	PM_{10}	$PM_{2.5}$
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	0.03	0.01	0.01	0.48	0.16
Background Concentration [A]	2.6	2.4	0.06		
Total Concentration	**2.63**	**2.41**	**0.07**	**0.48**	**0.16**
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**

[A] Highest concentration from the last three years of available data.
Note: PM10 and PM2.5 concentrations are expressed in µg/m3. All others are expressed in ppm

OPERATIONAL-SOURCE LOCALIZED EMISSIONS

The LST analysis generally includes on-site sources (area, energy, mobile, and on-site cargo handling equipment – are previously discussed in Section 3.5 of this report). However, it should be noted that the CalEEMod outputs do not separate on-site and off-site emissions from mobile sources. As such, to establish a maximum potential impact scenario for analytic purposes, the modeled emissions include all on-site Project-related stationary (area) sources and 5% of the Project-related mobile sources. Applying the trip length applied in the CalEEMod analysis for the Project (approximately 17.54 miles for passenger cars and 40.0 miles for all trucks), 5% of this total would represent an on-site travel distance of approximately 0.9 mile/4,631 feet for passenger cars and 2 miles/10,560 feet for trucks. It should be noted that the longest on-site distance is roughly 0.5 miles for both trucks and passenger cars. As such, the 5% assumption is conservative and would tend to overstate the actual impact because it is not likely that every single passenger car would drive 0.8 mile on the site or that every truck would drive 2 miles on the site.

IMPACTS WITHOUT MITIGATION

Without mitigation, emissions during the peak operational activity will not exceed the SCAQMD's localized significance thresholds as illustrated on Table 3-13 at the maximally impacted receptor location. All other modeled locations in the study area would experience a lesser concentration and consequently a lesser impact. As such, the Project's localized impacts during operational

activity would be less than significant. Outputs from the model runs for operational LSTs are provided in Appendix 3.13.

TABLE 3-13: LOCALIZED SIGNIFICANCE SUMMARY PEAK OPERATIONS (WITHOUT MITIGATION)

Peak Construction	CO		NO_2	PM_{10}	$PM_{2.5}$
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	24-Hours
Peak Day Localized Emissions	0.009	0.004	0.02	0.86	0.22
Background Concentration [A]	2.6	2.4	0.06		
Total Concentration	**2.6**	**2.4**	**0.11**	**0.86**	**0.22**
SCAQMD Localized Significance Threshold	20	9	0.18	2.5	2.5
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**

[A] Highest concentration from the last three years of available data.
Note: PM10 and PM2.5 concentrations are expressed in µg/m3. All others are expressed in ppm

3.7 CO "HOT SPOT" ANALYSIS

As discussed below, the Project would not result in potentially adverse CO concentrations or "hot spots." Further, detailed modeling of Project-specific CO "hot spots" is not needed to reach this conclusion. An adverse CO concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur.

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards, as shown on Table 3-14.

TABLE 3-14: CO MODEL RESULTS

Intersection Location	CO Concentrations (ppm)		
	Morning 1-hour	Afternoon 1-hour	8-hour
Wilshire Boulevard/Veteran Avenue	4.6	3.5	3.7
Sunset Boulevard/Highland Avenue	4	4.5	3.5
La Cienega Boulevard/Century Boulevard	3.7	3.1	5.2
Long Beach Boulevard/Imperial Highway	3	3.1	8.4

Source: 2003 AQMP, Appendix V: Modeling and Attainment Demonstrations
Notes: Federal 1-hour standard is 35 ppm and the deferral 8-hour standard is 9.0 ppm.

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (*1992 CO Plan*), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, 8.4 ppm 8-hr CO concentration measured at the Long Beach Boulevard/Imperial Highway intersection (highest CO generating intersection within the "hot spot" analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared (46). In contrast, an adverse CO concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur.

The ambient 1-hr and 8-hr CO concentration within the Project study area is estimated to be 2.0 ppm and 1.3 ppm, respectively (data from Hemet/San Jacinto Valley station for 2019). Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the Long Beach Boulevard/Imperial Highway intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO "hot spot" at any study area intersections.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour (vph)—or 24,000 vph where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (47). Traffic volumes generating the CO concentrations for the "hot spot" analysis is shown on Table 3-15. The busiest intersection evaluated was that at Wilshire Boulevard/Veteran Avenue, which has a daily traffic volume of approximately 100,000 vph and AM/PM traffic volumes of 8,062 vph and 7,719 vph respectively (46). The *2003 AQMP* estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations (4.6 ppm x 4= 18.4 ppm) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm)[15].

[15] Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm)

TABLE 3-15: TRAFFIC VOLUMES

Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Wilshire Boulevard/Veteran Avenue	4,954/2,069	1,830/3,317	721/1,400	560/933	8,062/7,719
Sunset Boulevard/Highland Avenue	1,417/1,764	1,342/1,540	2,304/1,832	1,551/2,238	6,614/5,374
La Cienega Boulevard/Century Boulevard	2,540/2,243	1,890/2,728	1,384/2,029	821/1,674	6,634/8,674
Long Beach Boulevard/Imperial Highway	1,217/2,020	1,760/1,400	479/944	756/1,150	4,212/5,514

Source: 2003 AQMP

As shown on Table 3-16, the highest trips on a segment of road for the proposed Project (Opening Year 2023) during AM and PM traffic is 2,433 vph on Beaumont Avenue/Interstate 10 (I-10) Eastbound Ramps and 3,156 vph on Potrero Boulevard/I-10 Eastbound Ramps, respectively (48). As such, Project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The Project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

TABLE 3-16: OPENING YEAR (2023) TRAFFIC VOLUMES

Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
I-10 WB Ramps/Oak Valley Parkway	726/681	0/0	717/903	938/717	2,381/2,301
Beaumont Avenue/I-10 EB Ramps	970/897	855/1,178	608/905	0/0	2,433/2,980
Potrero Boulevard/I-10 WB Ramps	870/1,402	754/994	0/0	491/466	2,115/2,862
Potrero Boulevard/I-10 EB Ramps	809/1,435	832/953	636/768	0/0	2,277/3,156

As shown on Table 3-17, the highest trips on a segment of road for the proposed Project (Opening Year 2025) during AM and PM traffic is 2,531 vph on Beaumont Avenue/I-10 Eastbound Ramps and 3,254 vph on Potrero Boulevard/I-10 Eastbound Ramps, respectively (48). As such, Project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The Project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

TABLE 3-17: OPENING YEAR (2025) TRAFFIC VOLUMES

Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Potrero Boulevard/4th Street	0/0	1,216/1,292	473/1,248	500/471	2,189/3,011
Beaumont Avenue/I-10 EB Ramps	1,009/933	890/1,227	633/941	0/0	2,531/3,101
Potrero Boulevard/I-10 WB Ramps	853/1,441	753/973	0/0	506/467	2,112/2,881
Potrero Boulevard/I-10 EB Ramps	801/1,524	861/952	673/778	0/0	2,335/3,254

As shown on Table 3-18, the highest trips on a segment of road for the proposed Project (Buildout Year 2027) during AM and PM traffic is 3,412 vph and 4,187 vph on Potrero Boulevard/I-10 Eastbound Ramps, respectively (48). As such, Project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The Project considered herein would not produce the volume of traffic required to generate a CO "hot spot" either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

TABLE 3-18: OPENING YEAR (2027) TRAFFIC VOLUMES

Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Potrero Boulevard/4th Street	0/0	1,526/1,479	785/1,617	786/749	3,097/3,846
Beaumont Avenue/I-10 EB Ramps	1,050/971	928/1,281	658/979	0/0	2,636/3,230
Potrero Boulevard/I-10 WB Ramps	1,349/1,924	881/1,118	0/0	567/530	2,797/3,572
Potrero Boulevard/I-10 EB Ramps	1,330/2,055	985/1,086	1,097/1,046	0/0	3,412/4,187

3.8 AQMP

The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce

emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the SCAQMD released the *Final 2016 AQMP* (*2016 AQMP*). The *2016 AQMP* continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (21). Similar to the 2012 AQMP, the *2016 AQMP* incorporates scientific and technological information and planning assumptions, including the *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* (*2016-2040 RTP/SCS*), a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements (18). The Project's consistency with the AQMP will be determined using the *2016 AQMP* as discussed below.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the *1993 CEQA Handbook* (49). These indicators are discussed below:

3.8.1 CONSISTENCY CRITERION NO. 1

The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts – Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. As evaluated, the Project's localized construction-source emissions would not exceed applicable LST thresholds after implementation. However, the Project's regional construction-source emissions would exceed the applicable regional thresholds for emissions of VOCs. As such, the Project would result in a significant and unavoidable impact.

Operational Impacts – Consistency Criterion 1

The Project would not exceed the applicable LSTs for operational activity. The regional operational-source emissions are anticipated to exceed the regional thresholds of significance for VOC, NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions and would not be reduced to less than significant with imposition of mitigation measures. As such, the Project would result in a significant impact with respect to this criterion and the Project would conflict with the AQMP according to this criterion.

On the basis of the preceding discussion, the Project is determined to be inconsistent with the first criterion.

3.8.2 CONSISTENCY CRITERION NO. 2

The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The *2016 AQMP* demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Beaumont General Plan is considered to be consistent with the AQMP**.**

Construction Impacts – Consistency Criterion 2

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. As such, since the Project would exceed applicable NOx regional emissions thresholds during construction activity, a significant impact would result.

Operational Impacts – Consistency Criterion 2

As previously stated, the Project is proposed to consist of a maximum of 246,000 sf of general commercial uses in addition to a 125-room hotel and a maximum of 4,995,000 sf of industrial uses. The Project would provide 128.8 acres of open space to accommodate landscaped manufactured slopes, fuel modification areas, and natural open space as a buffer to adjacent conservation area and 134.7 acres of open space – conservation. The open space – conservation area would be dedicated to the Western Riverside County Regional Conservation Authority and preserved as natural habitat in accordance with 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, and fencing, including perimeter fencing for the Project site.

Implementation of the proposed Specific Plan would require approval of a General Plan Amendment. The General Plan Amendment would re-designate approximately 539.9 acres from "Rural Residential" to "General Commercial" (30.2-acres), "Industrial," (246.2-acres) and "Recreation and Conservation." (134.7-acres). Permitted uses within the "General Commercial" land use will include a wide range of recreation and entertainment, retail, restaurant, hotel, service-oriented land uses, and self-storage. Examples of recreation and entertainment uses may include indoor and/or outdoor go kart racing, rock climbing, trampoline park, bowling alley, and miniature golf. Allowable uses within the "Industrial" land use designation primarily include high-cube warehousing (warehouse/distribution center for the receipt, storage, cold storage and distribution of goods, products, supplies) and general light industrial. Other uses also permitted include but are not limited to manufacturing, distribution warehouses, e-commerce fulfillment, research services and laboratories, repair services, and various indoor recreational uses. Lastly,

areas designated for "Recreation and Conservation" uses would include parks, trails, manufactured slopes, and water quality basins.

Accordingly, the 2016 AQMP does not reflect the proposed land use designation for the Project site. For this reason, there is the potential for the Project to exceed air quality impact assumptions in the AQMP or increments based on the years of Project build-out phase. Consequently, the development of the subject site as proposed by the Project is conservatively assumed to generate operational-source emissions not reflected within the current 2016 AQMP regional emissions inventory for the SCAB.

On the basis of the preceding discussion, the Project is determined to be inconsistent with the second criterion.

AQMP CONSISTENCY CONCLUSION

The Project would be inconsistent with AQMP Criterion No's. 1 and 2, resulting in a determination that impacts in this regard would be considered potentially significant. The Project would implement development-specific air quality mitigation measures identified in this analysis, acting to generally reduce the Project's construction-source and operational-source air pollutant emissions. Additionally, incorporation of contemporary energy-efficient technologies and operational programs, and compliance with SCAQMD emissions reductions and control requirements act to reduce Project air pollutant emissions generally.

In combination, the Project air quality mitigation measures; and Project emissions-reducing design features, and operational programs are consistent with and support overarching AQMP air pollution reduction strategies. Project support of these strategies would globally promote timely attainment of AQMP air quality standards and would bring the Project into conformance with the AQMP to the extent feasible. Notwithstanding, based on the analysis presented here, the Project is considered to be inconsistent with applicable AQMP Consistency Criteria.

3.9 POTENTIAL HEALTH IMPACTS OF THE PROJECT

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction.

Additionally, the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO "hotspot." Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations.

However, as described in Section 3.5.6/Table 3-10 the Project would exceed the SCAQMD's significance threshold with respect to VOCs, NOx, CO, PM_{10} and $PM_{2.5}$ from operational emissions and this impact is considered significant and unavoidable. Likewise, the Project would not be consistent with elements of the 2016 AQMP, an impact considered significant and unavoidable.

If a project in the SCAB exceeds the regional significance thresholds, the project could contribute to an increase in health effects in the basin until such time the attainment standard are met in the SCAB. The project exceeds the emissions in Table 3-10 for the following: VOCs, NOx, CO, PM_{10} and $PM_{2.5}$. These emissions would cumulatively contribute to the nonattainment status and would contribute in elevating health effects associated to these criteria air pollutants. Known health effects related to ozone include worsening of bronchitis, asthma, and emphysema and a decrease in lung function. Health effects associated with particulate matter include premature death of people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, decreased lung function, and increased respiratory symptoms. Because of the relatively small amount of emissions from the Project relative to regional-wide emissions, it would be speculative to assess whether or the extent to which the project would contribute to adverse health effects. Even though SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, SCAQMD has not provided methodology, and modeling does not currently exist, to assess the specific correlation between mass emissions generated, cumulative increases from individual projects, and the effect on health or even to determine how exceeding the regional thresholds by small amounts would affect the number of days the region is in nonattainment. SCAQMD staff has not and does not currently know of a way to accurately quantify O_3-related health impacts caused by NO_X or VOC emissions from relatively small projects, due to photochemistry and regional model limitations. Similarly, CARB methodology has reported that a $PM_{2.5}$ methodology is not suited for small projects and may yield unreliable results. For these reasons, mass emissions are not correlated with concentrations of emissions or how many additional individuals in the air basin would be affected by the health effects cited above. In contrast, for extremely large regional projects (unlike the proposed Project), the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 lbs./day of NO_X and 89,180 lbs./day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O_3 (50).

The proposed Project does not generate anywhere near 6,620 lbs/day of NO_X or 89,190 lbs/day of VOC emissions. The proposed Project would generate up to 189.40 lbs/day of NO_X during construction and 494.43 lbs/day of NO_X during operations (2.86% and 7.47% of 6,620 lbs/day, respectively). Additionally, the Project would also generate a maximum of 34.96 lbs/day of VOC emissions during construction and 179.96 lbs/day of VOC emissions during operations (0.04% and 0.20% of 89,190 lbs/day, respectively). Therefore, the proposed Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

In Sierra Club v. County of Fresno (Friant Ranch) (2018) 6 Cal.5th 502, Case No. S21978, the California Supreme Court found that the EIR for the proposed Friant Ranch project failed to adequately analyze the project's air quality impacts on human health where project-related mass emissions would exceed the San Joaquin Valley Air Pollution Control District's regional significance thresholds. The Court found that EIRs for projects must not only identify impacts to human health, but also provide an "analysis of the correlation between the project's emissions and human health impacts" related to each criteria air pollutant that exceeds the regional significance thresholds or explain why it could not make such a connection. The EIR failed to do

either and therefore did not comply with CEQA. As stated above, it is not possible to determine a direct correlation between the small amount by which the Project exceeds thresholds of significance for VOCs, NOx, CO, PM_{10} and $PM_{2.5}$ and health effects that are generally linked to these emissions. Ozone concentrations are dependent upon a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground-level ozone concentrations in relation to the National AAQS and California AAQS, and the absence of modeling that allows for specific health-emissions correlations for an air basin from small projects such as this, it is not feasible to link health risks to the magnitude of emissions exceeding the significance thresholds.

3.10 ODORS

The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. Additionally, the Project includes the construction of a sewer lift station, however the location of the sewer lift station, which is located more than ¼ mile of 1,320 feet from the nearest residential land use, would not result in the potential odor source affecting a substantial number of people. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required (51).

3.11 CUMULATIVE IMPACTS

As previously shown in Table 2-3, the CAAQS designate the Project site as nonattainment for O_3 PM_{10}, and $PM_{2.5}$ while the NAAQS designates the Project site as nonattainment for O_3 and $PM_{2.5}$.

The SCAQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (52). In this report the SCAQMD clearly states (Page D-3):

> *"…the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR...*
>
> *Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."*

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

CONSTRUCTION IMPACTS

The proposed Project has the potential to result in cumulative impacts associated with construction for emissions of NO_X. Therefore, the proposed Project would have the potential to result in a cumulatively considerable significant impact with respect to construction activity.

OPERATIONAL IMPACTS

The proposed Project has the potential to result in cumulative impacts associated with on-going operations for emissions of VOC, NO_X, PM_{10}, and $PM_{2.5}$. Therefore, the proposed Project would have the potential to result in a cumulatively considerable significant impact with respect to operational activity.

This page intentionally left blank

4 REFERENCES

1. **Urban Crossroads, Inc.** *Jack Rabit Trail Specific Plan Traffic Analysis.* 2020.
2. **South Coast Air Quality Management District.** Southern California Air Basins. [Online] https://www.arb.ca.gov/msprog/onroad/porttruck/maps/scabc7map.pdf.
3. **City of Beaumont.** *Beaumont General Plan 2020 Draft PEIR.* Beaumont : s.n., 2020.
4. **South Coast Air Quality Management District.** *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning.* 2005.
5. **California Air Resources Board.** The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines. [Online] www.arb.ca.gov/toxics /dieseltac/factsht1.pdf.
6. —. Ambient Air Quality Standards (AAQS). [Online] 2016. http://www.arb.ca.gov/research/aaqs/aaqs2.pdf.
7. **United State Environmental Protection Agency.** Frequent Questions about General Conformity . *EPA.* [Online] https://www.epa.gov/general-conformity/frequent-questions-about-general-conformity#8.
8. **South Coast Air Quality Management District.** Annual Air Quality Monitoring Network Plan. [Online] July 2018. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-monitoring-network-plan/annual-air-quality-monitoring-network-plan-v2.pdf?sfvrsn=2.
9. **Air Resources Board.** State and National Ambient Air Quality Standards. [Online] https://www.arb.ca.gov/regact/2019/statereadesignations/appc.pdf?_ga=2.169398369.1537615702.1554741141-1192937971.1505156621.
10. **District, South Coast Air Quality Management.** Air Quality Data Tables. [Online] https://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year.
11. **Environmental Protection Agency.** National Ambient Air Quality Standards (NAAQS). [Online] 1990. https://www.epa.gov/environmental-topics/air-topics.
12. —. Air Pollution and the Clean Air Act. [Online] http://www.epa.gov/air/caa/.
13. **United States Environmental Protection Agency.** 1990 Clean Air Act Amendment Summary: Title I. [Online] https://www.epa.gov/clean-air-act-overview/1990-clean-air-act-amendment-summary-title-i.
14. —. 1990 Clean Air Act Amendment Summary: Title II. [Online] https://www.epa.gov/clean-air-act-overview/1990-clean-air-act-amendment-summary-title-ii.
15. **Air Resources Board.** California Ambient Air Quality Standards (CAAQS). [Online] 2009. [Cited: April 16, 2018.] http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm.
16. **California Energy Commission.** Energy Commission Adopts Updated Building Standards to Improve Efficiency, Reduce Emissions from Homes and Businesses. [Online] August 11, 2021. https://www.energy.ca.gov/news/2021-08/energy-commission-adopts-updated-building-standards-improve-efficiency-reduce-0.
17. **California Department of General Services.** 2022 CALGreen Code. *CALGreen.* [Online] https://codes.iccsafe.org/content/CAGBC2022P1.
18. **Southern California Association of Governments.** 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. [Online] April 2016. http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf.

19. **South Coast Air Quality Management District.** *Air Quality Management Plan.* 2012.
20. **California Air Resources Board.** *The California Almanac of Emissions and Air Quality.* 2013.
21. **South Coast Air Quality Management District.** Final 2016 Air Quality Management Plan (AQMP). [Online] March 2017. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=11.
22. **South Coast AQMD.** South Coast Air Basin Ozone Trend. [Online] https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historic-ozone-air-quality-trends.
23. **California Air Resources Board.** iADAM: Air Quality Data Statistics. *California Air Resources Board.* [Online] https://arb.ca.gov/adam/topfour/topfour1.php.
24. **Environmental Protection Agency.** Approval and Promulgation of Implementation Plans; California; South Coast Serious Area Plan for the 2006 PM2.5. [Online] 2019. https://www.federalregister.gov/documents/2019/02/12/2019-01922/approval-and-promulgation-of-implementation-plans-california-south-coast-serious-area-plan-for-the.
25. **South Coast Air Quality Management District.** Final 2016 Air Quality Management Plan. *South Coast Air Quality Management District.* [Online] March 2017. http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf.
26. **California Environmental Protection Agency Air Resources Board.** Nitrogen Dioxide- Overview. [Online] http://www.arb.ca.gov/research/aaqs/caaqs/no2-1/no2-1.htm.
27. **South coast Air Quality Management District.** *CEQA Air Quality Handbook (1993).* 1993.
28. **Ralph Propper, Patrick Wong, Son Bui, Jeff Austin, William Vance, Alvaro Alvarado, Bart Croes, and Dongmin Luo.** Ambient and Emission Trends of Toxic Air Contaminants in California. *American Chemical Society: Environmental Science & Technology.* 2015.
29. **South Coast Air Quality Management District.** Transfer Funds, Appropriate Funding, Execute Purchase Orders, Execute Contrat and Authorize Release of RFQs for the Fifth Multiple Air Toxics Exposure Study. *South Coast Air Quality Management District.* [Online] 2017. http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-jul7-009.pdf?sfvrsn=7.
30. —. Executive Summary. *MATES V Draft Report.* [Online] 2021. http://www.aqmd.gov/docs/default-source/planning/mates-v/draft-mates-v-executive-summary_v2.pdf?sfvrsn=6.
31. **State of California.** *2019 CEQA California Environmental Quality Act.* 2019.
32. **South Coast Air Quality Management District (SCAQMD).** SCAQMD Air Quality Significance Thresholds. [Online] http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2.
33. **California Air Pollution Control Officers Association (CAPCOA).** California Emissions Estimator Model (CalEEMod). [Online] www.caleemod.com.
34. **U.S. Environmental Protection Agency.** *Compilation of Air Pollutant Emission Factors.* 1995. AP-42.
35. **California Air Pollution Control Officers Association (CAPCOA).** Appendix A: Calculation Details for CalEEMod. *CalEEMod.* [Online] October 2017. http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6.

36. **California Air Pollution Control Officers Association.** Appendix A: Calculation Details for CalEEMod. *CalEEMod.* [Online] http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/appendix-a2020-4-0.pdf?sfvrsn=6.

37. **Urban Crossroads, Inc.** *Beaumont Pointe Trip Generation Assessment.* 2021.

38. **County of Riverside.** County of Riverside Climate Action Plan Update. [Online] November 2019. https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf.

39. *South Coast AQMD provides $16 Million to Test Integration of Battery Electric Trucks into Large-scale Fleet Operations.* **South Coast Air Quality Management District.** 2019.

40. **Air Resources Board.** California's 2017 Climate Change Scoping Plan: The Strategy for Achieving Carlifornia's 2030 Greenhouse Gas Target. [Online] https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/2030sp_pp_final.pdf.

41. **South Coast Air Quality Management District.** Warehouse ISR Working Group. [Online] 2019. http://www.aqmd.gov/docs/default-source/planning/fbmsm-docs/whse_isr_8-23-19_final.pdf?sfvrsn=6.

42. **Southern California Air Quality Management District.** California Emissions Estimator Model User's Guide Version 2016.3.2. [Online] http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4.

43. **Lake Environmental.** US EPA Models. *Lake Environmental.* [Online] http://www.weblakes.com/download/us_epa.html.

44. **South Coast Air Quality Management District.** Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. [Online] http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf.

45. —. *Localized Significance Thresholds Methodology.* s.l. : South Coast Air Quality Managment District, 2008.

46. —. 2003 Air Quality Management Plan. [Online] 2003. https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/2003-aqmp.

47. **Bay Area Air Quality Management District.** [Online] http://www.baaqmd.gov/.

48. **Urban Crossroads, Inc.** *Jack Rabbit Trail Specific Plan Traffic Analysis.* 2020.

49. **South coast Air Quality Management District.** *CEQA Air Quality Handbook (1993).* 1993.

50. **South Coast Air Quality Management District.** Sierra Club, Revive the San Joaquin and League of Women Voters of Fresno, Plaintiffs and Appellants, v. County of Fresno, Defendant and Respondent and, Friant Ranchm L.P. Real Party in Interest and Respondent. [Online] 2015. https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf.

51. —. RULE 402 NUISANCE. [Online] http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf.

52. **Goss, Tracy A and Kroeger, Amy.** White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution. [Online] South Coast Air Quality Management District, 2003. http://www.aqmd.gov/rules/ciwg/final_white_paper.pdf.

53. **CalEEMod User's Tips.** [Online] http://www.aqmd.gov/caleemod/user's-guide/users-tips.

This page intentionally left blank

5 CERTIFICATIONS

The contents of this air study report represent an accurate depiction of the environmental impacts associated with the proposed Beaumont Pointe. The information contained in this air quality impact assessment 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

Haseeb Qureshi
Principal
URBAN CROSSROADS, INC.
hqureshi@urbanxroads.com

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 – CARB • August 2007
AB2588 Regulatory Standards – Trinity Consultants • November 2006
Air Dispersion Modeling – Lakes Environmental • June 2006

This page intentionally left blank

APPENDIX 2.1:

STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS

This page intentionally left blank

APPENDIX C

MAPS AND TABLES OF AREA DESIGNATIONS FOR STATE AND NATIONAL AMBIENT AIR QUALITY STANDARDS

[This page intentionally left blank]

APPENDIX C

MAPS AND TABLES OF AREA DESIGNATIONS FOR STATE AND NATIONAL AMBIENT AIR QUALITY STANDARDS

This attachment fulfills the requirement of Health and Safety Code section 40718 for CARB to publish maps that identify areas where one or more violations of any State ambient air quality standard (State standard) or national ambient air quality standard (national standard) have been measured. The national standards are those promulgated under section 109 of the federal Clean Air Act (42 U.S.C. 7409).

This attachment is divided into three parts. The first part comprises a table showing the levels, averaging times, and measurement methods for each of the State and national standards. This is followed by a section containing maps and tables showing the area designations for each pollutant for which there is a State standard in the California Code of Regulations, title 17, section 70200. The last section contains maps and tables showing the most current area designations for the national standards.

Ambient Air Quality Standards

(Updated 5/4/16)

Pollutant	Averaging Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		—		
Fine Particulate Matter (PM2.5)[9]	24 Hour	—	—	35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12.0 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m³)		9 ppm (10 mg/m³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m³)		—	—	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)		0.053 ppm (100 µg/m³)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	75 ppb (196 µg/m³)	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m³)	
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas)[11]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas)[11]	—	
Lead[12,13]	30 Day Average	1.5 µg/m³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m³ (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m³		
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	**No National Standards**		
Sulfates	24 Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

See footnotes on next page ...

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1- and 24-hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.

3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4. Any equivalent measurement method which can be shown to the satisfaction of the CARB to give equivalent results at or near the level of the air quality standard may be used.

5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7. Reference method as described by the U.S. EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the U.S. EPA.

8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

12. The CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

14. In 1989, the CARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

[This page intentionally left blank]

Area Designations for the State Ambient Air Quality Standards

The following maps and tables show the area designations for each pollutant with a State standard set forth in the California Code of Regulations, title 17, section 60200. Each area is identified as attainment, nonattainment, nonattainment-transitional, or unclassified for each pollutant, as shown below:

Attainment	A
Nonattainment	N
Nonattainment-Transitional	NA-T
Unclassified	U

In general, CARB designates areas by air basin for pollutants with a regional impact and by county for pollutants with a more local impact. However, when there are areas within an air basin or county with distinctly different air quality deriving from sources and conditions not affecting the entire air basin or county, CARB may designate a smaller area. Generally, when boundaries of the designated area differ from the air basin or county boundaries, the description of the specific area is referenced at the bottom of the summary table.

FIGURE 1

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 1

California Ambient Air Quality Standards
Area Designations for Ozone [1]

	N	NA-T	U	A		N	NA-T	U	A
GREAT BASIN VALLEYS AIR BASIN					NORTHEAST PLATEAU AIR BASIN				X
Alpine County			X		SACRAMENTO VALLEY AIR BASIN				
Inyo County	X				Colusa and Glenn Counties				X
Mono County	X				Sutter/Yuba Counties				
LAKE COUNTY AIR BASIN				X	Sutter Buttes	X			
LAKE TAHOE AIR BASIN				X	Remainder of Sutter County				X
MOJAVE DESERT AIR BASIN	X				Yuba County				X
MOUNTAIN COUNTIES AIR BASIN					Yolo/Solano Counties		X		
Amador County	X				Remainder of Air Basin	X			
Calaveras County	X				SALTON SEA AIR BASIN	X			
El Dorado County (portion)	X				SAN DIEGO AIR BASIN	X			
Mariposa County	X				SAN FRANCISCO BAY AREA AIR BASIN	X			
Nevada County	X				SAN JOAQUIN VALLEY AIR BASIN	X			
Placer County (portion)	X				SOUTH CENTRAL COAST AIR BASIN				
Plumas County			X		San Luis Obispo County	X			
Sierra County			X		Santa Barbara County		X		
Tuolumne County	X				Ventura County	X			
NORTH CENTRAL COAST AIR BASIN		X			SOUTH COAST AIR BASIN	X			
NORTH COAST AIR BASIN				X					

(1) AB 3048 (Olberg) and AB 2525 (Miller) signed into law in 1996, made changes to Health and Safety Code, section 40925.5. One of the changes allows nonattainment districts to become nonattainment-transitional for ozone by operation of law.

FIGURE 2

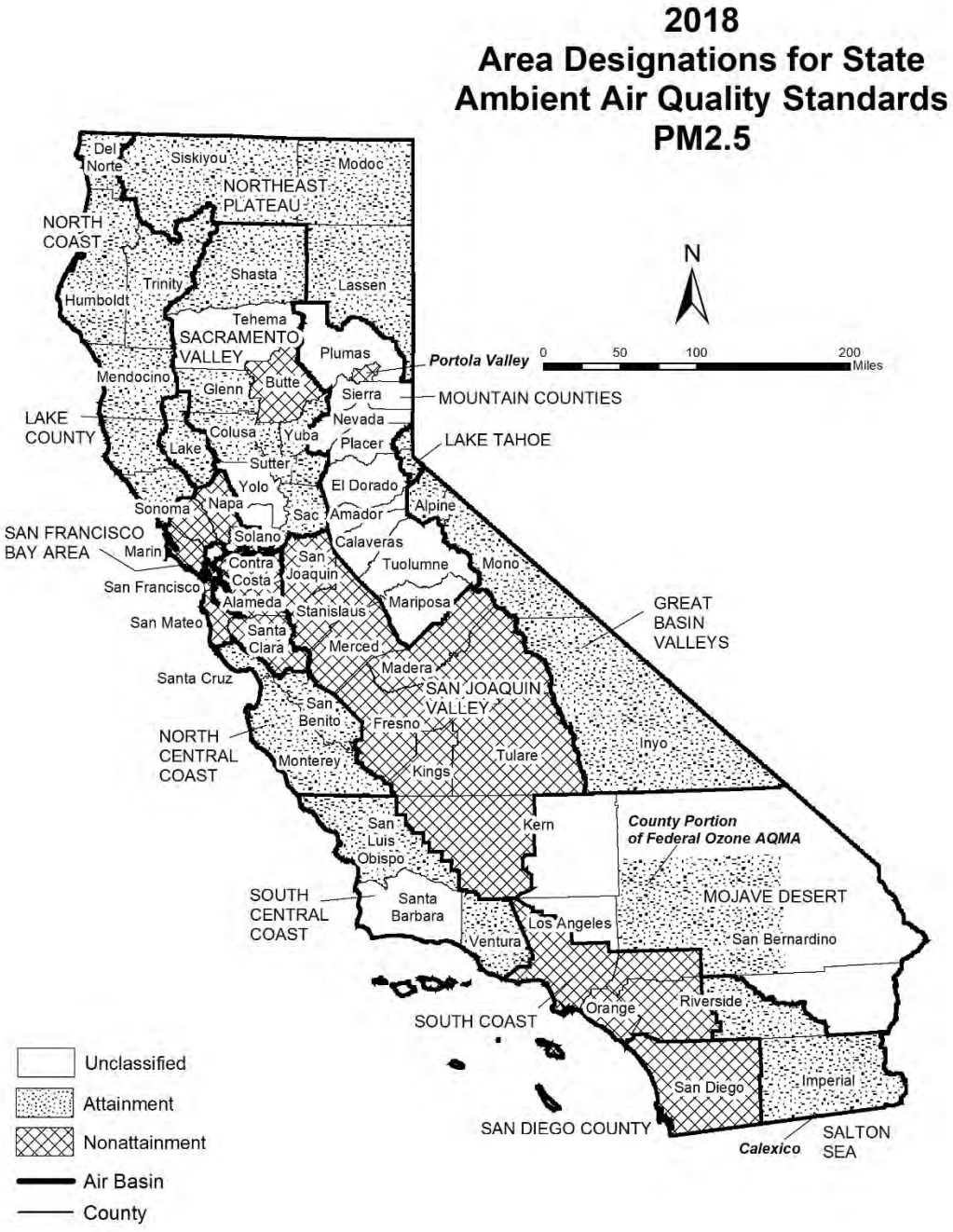
Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 2

California Ambient Air Quality Standards
Area Designation for Suspended Particulate Matter (PM10)

	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN	X			NORTH CENTRAL COAST AIR BASIN	X		
LAKE COUNTY AIR BASIN			X	NORTH COAST AIR BASIN			
LAKE TAHOE AIR BASIN	X			Del Norte, Sonoma (portion) and Trinity Counties			X
MOJAVE DESERT AIR BASIN	X			Remainder of Air Basin	X		
MOUNTAIN COUNTIES AIR BASIN				NORTHEAST PLATEAU AIR BASIN			
Amador County		X		Siskiyou County			X
Calaveras County	X			Remainder of Air Basin		X	
El Dorado County (portion)	X			SACRAMENTO VALLEY AIR BASIN			
Mariposa County				Shasta County			X
- Yosemite National Park	X			Remainder of Air Basin	X		
- Remainder of County		X		SALTON SEA AIR BASIN	X		
Nevada County	X			SAN DIEGO AIR BASIN	X		
Placer County (portion)	X			SAN FRANCISCO BAY AREA AIR BASIN	X		
Plumas County	X			SAN JOAQUIN VALLEY AIR BASIN	X		
Sierra County	X			SOUTH CENTRAL COAST AIR BASIN	X		
Tuolumne County		X		SOUTH COAST AIR BASIN	X		

FIGURE 3



Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 3

California Ambient Air Quality Standards
Area Designations for Fine Particulate Matter (PM2.5)

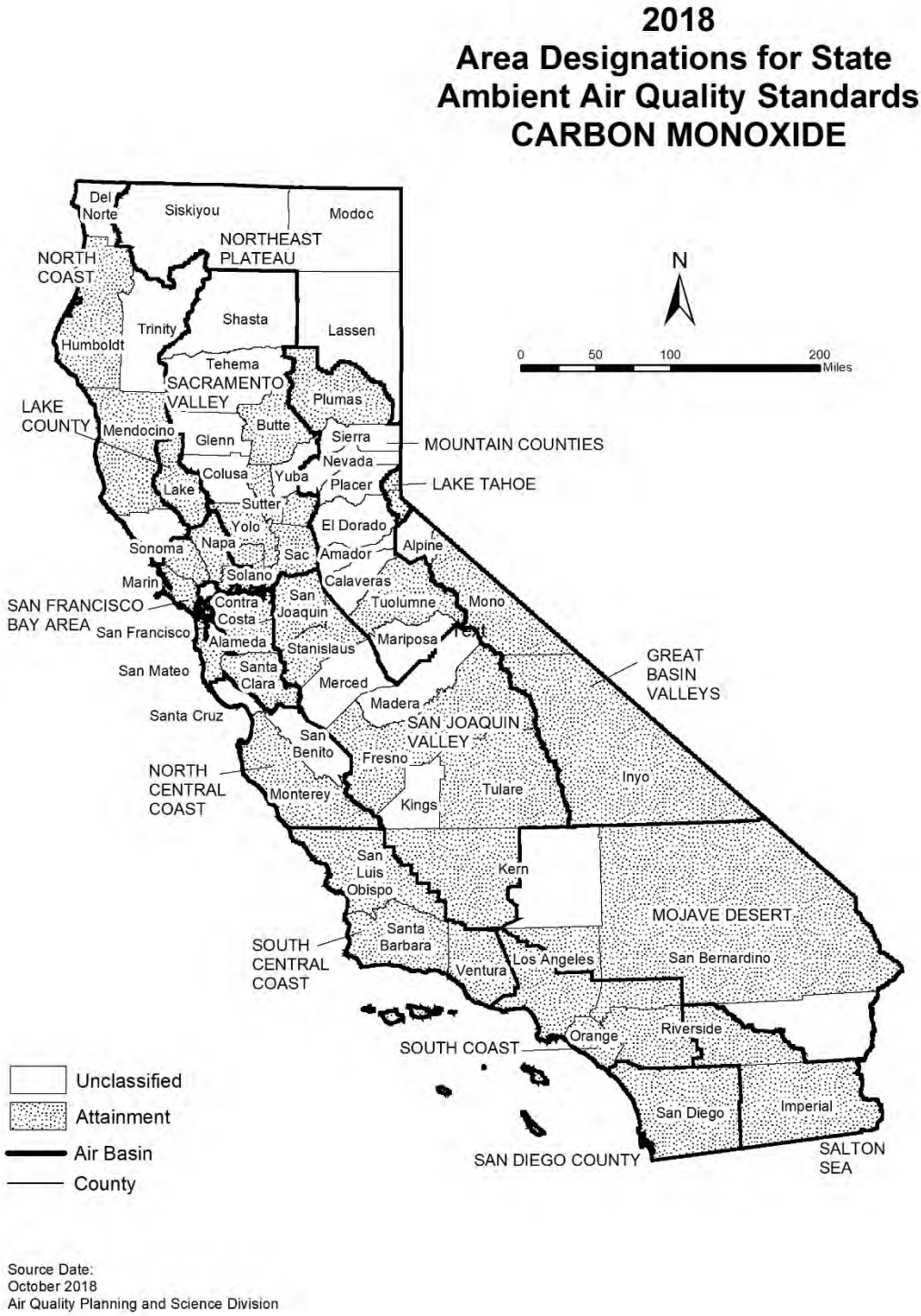
	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN			X	SALTON SEA AIR BASIN			
LAKE COUNTY AIR BASIN			X	Imperial County			
LAKE TAHOE AIR BASIN			X	- City of Calexico (3)	X		
MOJAVE DESERT AIR BASIN				Remainder of Air Basin			X
San Bernardino County				SAN DIEGO AIR BASIN	X		
- County portion of federal Southeast Desert Modified AQMA for Ozone (1)			X	SAN FRANCISCO BAY AREA AIR BASIN	X		
				SAN JOAQUIN VALLEY AIR BASIN	X		
Remainder of Air Basin		X		SOUTH CENTRAL COAST AIR BASIN			
MOUNTAIN COUNTIES AIR BASIN				San Luis Obispo County			X
Plumas County				Santa Barbara County		X	
- Portola Valley (2)	X			Ventura County			X
Remainder of Air Basin		X		SOUTH COAST AIR BASIN	X		
NORTH CENTRAL COAST AIR BASIN			X				
NORTH COAST AIR BASIN			X				
NORTHEAST PLATEAU AIR BASIN			X				
SACRAMENTO VALLEY AIR BASIN							
Butte County	X						
Colusa County			X				
Glenn County			X				
Placer County (portion)			X				
Sacramento County			X				
Shasta County			X				
Sutter and Yuba Counties			X				
Remainder of Air Basin		X					

(1) California Code of Regulations, title 17, section 60200(b)

(2) California Code of Regulations, title 17, section 60200(c)

(3) California Code of Regulations, title 17, section 60200(a)

FIGURE 4



Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 4

California Ambient Air Quality Standards
Area Designation for Carbon Monoxide*

	N	NA-T	U	A		N	NA-T	U	A
GREAT BASIN VALLEYS AIR BASIN					SACRAMENTO VALLEY AIR BASIN				
Alpine County			X		Butte County				X
Inyo County				X	Colusa County			X	
Mono County				X	Glenn County			X	
LAKE COUNTY AIR BASIN				X	Placer County (portion)				X
LAKE TAHOE AIR BASIN				X	Sacramento County				X
MOJAVE DESERT AIR BASIN					Shasta County			X	
Kern County (portion)			X		Solano County (portion)				X
Los Angeles County (portion)				X	Sutter County				X
Riverside County (portion)			X		Tehama County			X	
San Bernardino County (portion)				X	Yolo County				X
MOUNTAIN COUNTIES AIR BASIN					Yuba County			X	
Amador County			X		SALTON SEA AIR BASIN				X
Calaveras County			X		SAN DIEGO AIR BASIN				X
El Dorado County (portion)			X		SAN FRANCISCO BAY AREA AIR BASIN				X
Mariposa County			X		SAN JOAQUIN VALLEY AIR BASIN				
Nevada County			X		Fresno County				X
Placer County (portion)			X		Kern County (portion)				X
Plumas County				X	Kings County			X	
Sierra County			X		Madera County			X	
Tuolumne County				X	Merced County			X	
NORTH CENTRAL COAST AIR BASIN					San Joaquin County				X
Monterey County				X	Stanislaus County				X
San Benito County			X		Tulare County				X
Santa Cruz County			X		SOUTH CENTRAL COAST AIR BASIN				X
NORTH COAST AIR BASIN					SOUTH COAST AIR BASIN				X
Del Norte County			X						
Humboldt County				X					
Mendocino County				X					
Sonoma County (portion)			X						
Trinity County			X						
NORTHEAST PLATEAU AIR BASIN			X						

* The area designated for carbon monoxide is a county or portion of a county

FIGURE 5

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 5

California Ambient Air Quality Standards
Area Designation for Nitrogen Dioxide

	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN			X	SACRAMENTO VALLEY AIR BASIN			X
LAKE COUNTY AIR BASIN			X	SALTON SEA AIR BASIN			X
LAKE TAHOE AIR BASIN			X	SAN DIEGO AIR BASIN			X
MOJAVE DESERT AIR BASIN			X	SAN FRANCISCO BAY AREA AIR BASIN			X
MOUNTAIN COUNTIES AIR BASIN			X	SAN JOAQUIN VALLEY AIR BASIN			X
NORTH CENTRAL COAST AIR BASIN			X	SOUTH CENTRAL COAST AIR BASIN			X
NORTH COAST AIR BASIN			X	SOUTH COAST AIR BASIN			
NORTHEAST PLATEAU AIR BASIN			X	CA 60 Near-road Portion of San Bernardino, Riverside, and Los Angeles Counties	X		
				Remainder of Air Basin			X

FIGURE 6

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 6

California Ambient Air Quality Standards
Area Designation for Sulfur Dioxide*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SACRAMENTO VALLEY AIR BASIN		X
LAKE COUNTY AIR BASIN		X	SALTON SEA AIR BASIN		X
LAKE TAHOE AIR BASIN		X	SAN DIEGO AIR BASIN		X
MOJAVE DESERT AIR BASIN		X	SAN FRANCISCO BAY AREA AIR BASIN		X
MOUNTAIN COUNTIES AIR BASIN		X	SAN JOAQUIN VALLEY AIR BASIN		X
NORTH CENTRAL COAST AIR BASIN		X	SOUTH CENTRAL COAST AIR BASIN		X
NORTH COAST AIR BASIN		X	SOUTH COAST AIR BASIN		X
NORTHEAST PLATEAU AIR BASIN		X			

* The area designated for sulfur dioxide is a county or portion of a county

FIGURE 7

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 7

California Ambient Air Quality Standards
Area Designation for Sulfates

	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN			X	SACRAMENTO VALLEY AIR BASIN			X
LAKE COUNTY AIR BASIN			X	SALTON SEA AIR BASIN			X
LAKE TAHOE AIR BASIN			X	SAN DIEGO AIR BASIN			X
MOJAVE DESERT AIR BASIN			X	SAN FRANCISCO BAY AREA AIR BASIN			X
MOUNTAIN COUNTIES AIR BASIN			X	SAN JOAQUIN VALLEY AIR BASIN			X
NORTH CENTRAL COAST AIR BASIN			X	SOUTH CENTRAL COAST AIR BASIN			X
NORTH COAST AIR BASIN			X	SOUTH COAST AIR BASIN			X
NORTHEAST PLATEAU AIR BASIN			X				

FIGURE 8

Source Date:
October 2018
Air Quality Planning and Science Division

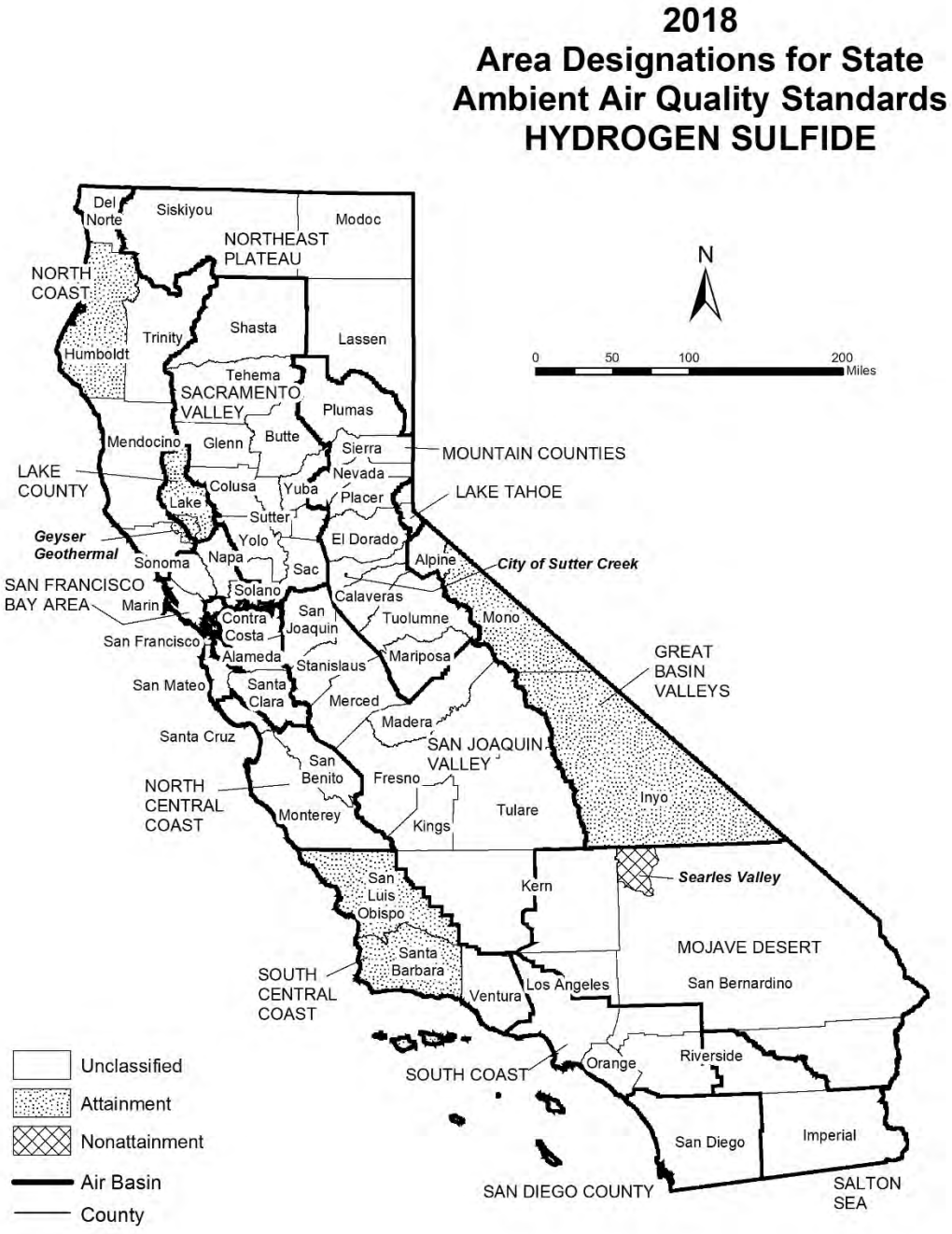
TABLE 8

California Ambient Air Quality Standards
Area Designations for Lead (particulate)*

	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN			X	SALTON SEA AIR BASIN			X
LAKE COUNTY AIR BASIN			X	SAN DIEGO AIR BASIN			X
LAKE TAHOE AIR BASIN			X	SAN FRANCISCO BAY AREA AIR BASIN			X
MOJAVE DESERT AIR BASIN			X	SAN JOAQUIN VALLEY AIR BASIN			X
MOUNTAIN COUNTIES AIR BASIN			X	SOUTH CENTRAL COAST AIR BASIN			X
NORTH CENTRAL COAST AIR BASIN			X	SOUTH COAST AIR BASIN			X
NORTH COAST AIR BASIN			X				
NORTHEAST PLATEAU AIR BASIN			X				
SACRAMENTO VALLEY AIR BASIN			X				

* The area designated for lead is a county or portion of a county. Since all areas in the State are in attainment for this standard, air basins are indicated here for simplicity.

FIGURE 9



Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 9

California Ambient Air Quality Standards
Area Designation for Hydrogen Sulfide*

	N	NA-T	U	A		N	NA-T	U	A
GREAT BASIN VALLEYS AIR BASIN					NORTH CENTRAL COAST AIR BASIN			X	
Alpine County			X		NORTH COAST AIR BASIN				
Inyo County				X	Del Norte County			X	
Mono County				X	Humboldt County				X
LAKE COUNTY AIR BASIN				X	Mendocino County			X	
LAKE TAHOE AIR BASIN			X		Sonoma County (portion)				
MOJAVE DESERT AIR BASIN					- Geyser Geothermal Area (2)				X
Kern County (portion)			X		- Remainder of County			X	
Los Angeles County (portion)			X		Trinity County			X	
Riverside County (portion)			X		NORTHEAST PLATEAU AIR BASIN			X	
San Bernardino County (portion)					SACRAMENTO VALLEY AIR BASIN			X	
- Searles Valley Planning Area (1)	X				SALTON SEA AIR BASIN			X	
- Remainder of County			X		SAN DIEGO AIR BASIN			X	
MOUNTAIN COUNTIES AIR BASIN					SAN FRANCISCO BAY AREA AIR BASIN			X	
Amador County					SAN JOAQUIN VALLEY AIR BASIN			X	
- City of Sutter Creek	X				SOUTH CENTRAL COAST AIR BASIN				
- Remainder of County			X		San Luis Obispo County				X
Calaveras County			X		Santa Barbara County				X
El Dorado County (portion)			X		Ventura County			X	
Mariposa County			X		SOUTH COAST AIR BASIN			X	
Nevada County			X						
Placer County (portion)			X						
Plumas County			X						
Sierra County			X						
Tuolumne County			X						

* The area designated for hydrogen sulfide is a county or portion of a county

(1) 52 Federal Register 29384 (August 7, 1987)

(2) California Code of Regulations, title 17, section 60200(d)

FIGURE 10

2018
Area Designations for State Ambient Air Quality Standards
VISIBILITY REDUCING PARTICLES

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 10

California Ambient Air Quality Standards
Area Designation for Visibility Reducing Particles

	N	NA-T	U	A		N	NA-T	U	A
GREAT BASIN VALLEYS AIR BASIN			X		SACRAMENTO VALLEY AIR BASIN			X	
LAKE COUNTY AIR BASIN				X	SALTON SEA AIR BASIN			X	
LAKE TAHOE AIR BASIN			X		SAN DIEGO AIR BASIN			X	
MOJAVE DESERT AIR BASIN			X		SAN FRANCISCO BAY AREA AIR BASIN			X	
MOUNTAIN COUNTIES AIR BASIN			X		SAN JOAQUIN VALLEY AIR BASIN			X	
NORTH CENTRAL COAST AIR BASIN			X		SOUTH CENTRAL COAST AIR BASIN			X	
NORTH COAST AIR BASIN			X		SOUTH COAST AIR BASIN			X	
NORTHEAST PLATEAU AIR BASIN			X						

Area Designations for the National Ambient Air Quality Standards

The following maps and tables show the area designations for each pollutant with a national ambient air quality standard. Additional information about the federal area designations is available on the U.S. EPA website:

https://www.epa.gov/green-book

Over the last several years, U.S. EPA has been reviewing the levels of the various national standards. The agency has already promulgated new standard levels for some pollutants and is considering revising the levels for others. Information about the status of these reviews is available on the U.S. EPA website:

https://www.epa.gov/criteria-air-pollutants

Designation Categories

Suspended Particulate Matter (PM_{10}). The U.S. EPA uses three categories to designate areas with respect to PM_{10}:

- Attainment
- Nonattainment
- Unclassifiable

Ozone, Fine Suspended Particulate Matter ($PM_{2.5}$), Carbon Monoxide (CO), and Nitrogen Dioxide (NO_2). The U.S. EPA uses two categories to designate areas with respect to these standards:

- Nonattainment
- Unclassifiable/Attainment

The national 1-hour ozone standard was revoked effective June 15, 2005, and the area designations map reflects the 2015 national 8-hour ozone standard of 0.070 ppm. Original designations were finalized on August 3, 2018.

On December 14, 2012, the U.S. EPA established a new national annual primary $PM_{2.5}$ standard of 12.0 $\mu g/m^3$. New area designations reflecting this revised standard became final in December 2014. The current designation map reflects the most recently revised (2012) annual average standard of 12.0 $\mu g/m^3$ as well as the 24-hour standard of 35 $\mu g/m^3$, revised in 2006.

On January 22, 2010, the U.S. EPA established a new national 1-hour NO_2 standard of 100 parts per billion (ppb) and retained the annual average standard of 53 ppb. Designations for the primary NO_2 standard became effective on February 29, 2012. All areas of California meet this standard.

Sulfur Dioxide (SO_2). The U.S. EPA uses three categories to designate areas with respect to the 24-hour and annual average sulfur dioxide standards. These designation categories are:

- Nonattainment,
- Unclassifiable, and
- Attainment/Unclassifiable.

On June 2, 2010, the U.S. EPA established a new primary 1-hour SO_2 standard of 75 parts per billion (ppb). At the same time, U.S. EPA revoked the 24-hour and annual

average standards. Area designations for the 1-hour SO_2 standard were finalized on December 21, 2017 and are reflected in the area designations map.

Lead (particulate). The U.S. EPA promulgated a new rolling 3-month average lead standard in October 2008 of 0.15 µg/m^3. Designations were made for this standard in November 2010.

Designation Areas

From time to time, the boundaries of the California air basins have been changed to facilitate the planning process. CARB generally initiates these changes, and they are not always reflected in the U.S. EPA's area designations. For purposes of consistency, the maps in this attachment reflect area designation boundaries and nomenclature as promulgated by the U.S. EPA. In some cases, these may not be the same as those adopted by CARB. For example, the national area designations reflect the former Southeast Desert Air Basin. In accordance with Health and Safety Code section 39606.1, CARB redefined this area in 1996 to be the Mojave Desert Air Basin and Salton Sea Air Basin. The definitions and boundaries for all areas designated for the national standards can be found in Title 40, Code of Federal Regulations (CFR), Chapter I, Subchapter C, Part 81.305. They are available on the web at:

https://ecfr.io/Title-40/se40.20.81_1305

FIGURE 11

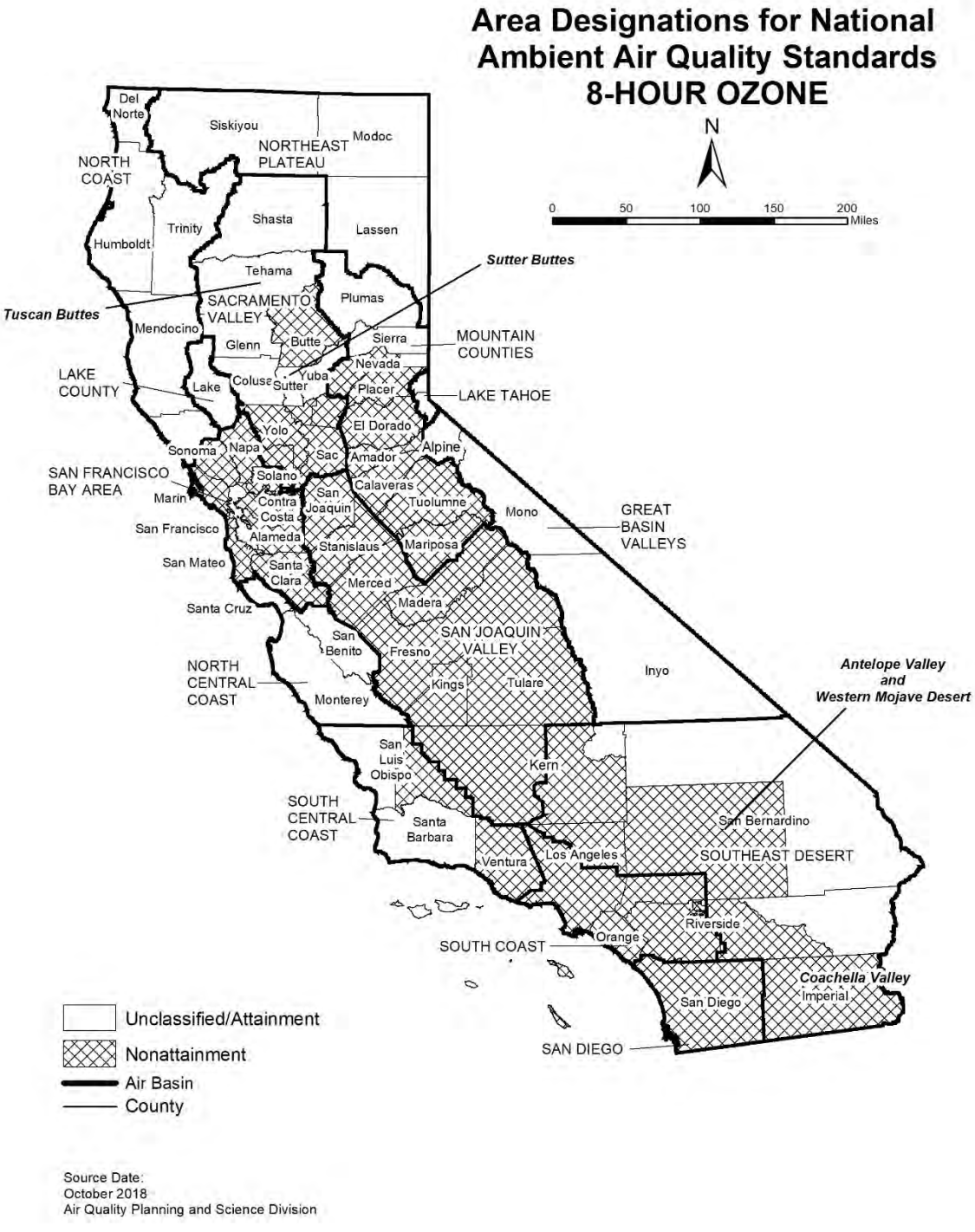

Area Designations for National Ambient Air Quality Standards
8-HOUR OZONE
N
0 50 100 150 200 Miles
Del Norte
Siskiyou
Modoc
NORTHEAST PLATEAU
NORTH COAST
Trinity
Shasta
Lassen
Humboldt
Tehama
Sutter Buttes
Tuscan Buttes
SACRAMENTO VALLEY
Plumas
Mendocino
Glenn
Butte
Sierra
MOUNTAIN COUNTIES
Nevada
LAKE COUNTY
Lake
Colusa
Sutter
Yuba
Placer
LAKE TAHOE
Yolo
El Dorado
Sonoma
Napa
Sac
Amador
Alpine
SAN FRANCISCO BAY AREA
Solano
Marin
Contra Costa
San Joaquin
Calaveras
Tuolumne
Mono
GREAT BASIN VALLEYS
San Francisco
Alameda
Stanislaus
Mariposa
San Mateo
Santa Clara
Merced
Madera
Santa Cruz
San Benito
SAN JOAQUIN VALLEY
Fresno
Inyo
Antelope Valley and Western Mojave Desert
NORTH CENTRAL COAST
Monterey
Kings
Tulare
San Luis Obispo
Kern
SOUTH CENTRAL COAST
Santa Barbara
San Bernardino
Ventura
Los Angeles
SOUTHEAST DESERT
Riverside
Orange
SOUTH COAST
Coachella Valley
Imperial
San Diego
SAN DIEGO
Unclassified/Attainment
Nonattainment
Air Basin
County
Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 11

National Ambient Air Quality Standards
Area Designations for 8-Hour Ozone*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SACRAMENTO VALLEY AIR BASIN (cont.)		
LAKE COUNTY AIR BASIN		X	Yolo County (2)	X	
LAKE TAHOE AIR BASIN		X	Yuba County		X
MOUNTAIN COUNTIES AIR BASIN			SAN DIEGO COUNTY	X	
Amador County	X		SAN FRANCISCO BAY AREA AIR BASIN	X	
Calaveras County	X		SAN JOAQUIN VALLEY AIR BASIN	X	
El Dorado County (portion) (2)	X		SOUTH CENTRAL COAST AIR BASIN (1)		
Mariposa County	X		San Luis Obispo County		
Nevada County			- Eastern San Luis Obispo County	X	
- Western Nevada County	X		- Remainder of County		X
- Remainder of County		X	Santa Barbara County		X
Placer County (portion) (2)	X		Ventura County		
Plumas County		X	- Area excluding Anacapa and San Nicolas Islands	X	
Sierra County		X	- Channel Islands (1)		X
Tuolumne County	X		SOUTH COAST AIR BASIN (1)	X	
NORTH CENTRAL COAST AIR BASIN		X	SOUTHEAST DESERT AIR BASIN		
NORTH COAST AIR BASIN		X	Kern County (portion)	X	
NORTHEAST PLATEAU AIR BASIN		X	- Indian Wells Valley		X
SACRAMENTO VALLEY AIR BASIN			Imperial County	X	
Butte County	X		Los Angeles County (portion)	X	
Colusa County		X	Riverside County (portion)		
Glenn County		X	- Coachella Valley	X	
Sacramento Metro Area (2)	X		- Non-AQMA portion		X
Shasta County		X	San Bernardino County		
Sutter County			- Western portion (AQMA)	X	
- Sutter Buttes	X		- Eastern portion (non-AQMA)		X
- Southern portion of Sutter County (2)	X				
- Remainder of Sutter County		X			
Tehama County					
- Tuscan Buttes	X				
- Remainder of Tehama County		X			

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305.

NOTE: This map and table reflect the 2015 8-hour ozone standard of 0.070 ppm.

(1) South Central Coast Air Basin Channel Islands:
Santa Barbara County includes Santa Cruz, San Miguel, Santa Rosa, and Santa Barbara Islands.
Ventura County includes Anacapa and San Nicolas Islands.

South Coast Air Basin:
Los Angeles County includes San Clemente and Santa Catalina Islands.

(2) For this purpose, the Sacramento Metro Area comprises all of Sacramento and Yolo Counties, the Sacramento Valley Air Basin portion of Solano County, the southern portion of Sutter County, and the Sacramento Valley and Mountain Counties Air Basins portions of Placer and El Dorado counties.

FIGURE 12

Area Designations for National Ambient Air Quality Standards PM10
N
0 50 100 150 200 Miles
Del Norte
Siskiyou
Modoc
NORTHEAST PLATEAU
NORTH COAST
Shasta
Lassen
Trinity
Humboldt
Tehema
SACRAMENTO VALLEY
Plumas
Mendocino
Glenn
Butte
Sierra
MOUNTAIN COUNTIES
Nevada
LAKE COUNTY
Colusa
Yuba
Placer
LAKE TAHOE
Lake
Sutter
Yolo
El Dorado
Alpine
Sacramento County
Sonoma
Napa
Sac
Amador
Mono
Mono Basin
SAN FRANCISCO BAY AREA
Marin
Solano
Calaveras
Contra Costa
San Joaquin
Tuolumne
Mammoth Lake
GREAT BASIN VALLEYS
San Francisco
Alameda
Stanislaus
Mariposa
San Mateo
Santa Clara
Merced
Madera
Inyo
Santa Cruz
San Benito
Fresno
SAN JOAQUIN VALLEY
Owens Valley
Coso Junction
Trona
NORTH CENTRAL COAST
Monterey
Kings
Tulare
San Luis Obispo
Kern
Indian Wells Valley
San Bernardino
SOUTH CENTRAL COAST
Santa Barbara
Ventura
Los Angeles
SOUTHEAST DESERT
Riverside
Coachella Valley
Orange
SOUTH COAST
Imperial
San Diego
SAN DIEGO COUNTY
Unclassified
Attainment
Nonattainment
Air Basin
County
Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 12

National Ambient Air Quality Standards
Area Designations for Suspended Particulate Matter (PM10)*

	N	U	A		N	U	A
GREAT BASIN VALLEYS AIR BASIN				SAN DIEGO COUNTY		X	
Alpine County		X		SAN FRANCISCO BAY AREA AIR BASIN		X	
Inyo County				SAN JOAQUIN VALLEY AIR BASIN			X
- Owens Valley Planning Area	X			SOUTH CENTRAL COAST AIR BASIN		X	
- Coso Junction			X	SOUTH COAST AIR BASIN			X
- Remainder of County		X		SOUTHEAST DESERT AIR BASIN			
Mono County				Eastern Kern County			
- Mammoth Lake Planning Area			X	- Indian Wells Valley			X
- Mono Lake Basin	X			- Portion within San Joaquin Valley Planning Area	X		
- Remainder of County		X		- Remainder of County		X	
LAKE COUNTY AIR BASIN		X		Imperial County			
LAKE TAHOE AIR BASIN		X		- Imperial Valley Planning Area	X		
MOUNTAIN COUNTIES AIR BASIN				- Remainder of County		X	
Placer County (portion) (2)		X		Los Angeles County (portion)		X	
Remainder of Air Basin		X		Riverside County (portion)			
NORTH CENTRAL COAST AIR BASIN		X		- Coachella Valley (3)	X		
NORTH COAST AIR BASIN		X		- Non-AQMA portion		X	
NORTHEAST PLATEAU AIR BASIN		X		San Bernardino County			
SACRAMENTO VALLEY AIR BASIN				- Trona	X		
Butte County		X		- Remainder of County	X		
Colusa County		X					
Glenn County		X					
Placer County (portion) (2)		X					
Sacramento County (1)			X				
Shasta County		X					
Solano County (portion)		X					
Sutter County		X					
Tehama County		X					
Yolo County		X					
Yuba County		X					

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305.
(1) Air quality in Sacramento County meets the national PM10 standards. The request for redesignation to attainment was approved by U.S. EPA in September 2013.
(2) U.S. EPA designation puts the Sacramento Valley Air Basin portion of Placer County in the Mountain Counties Air Basin.
(3) Air quality in Coachella Valley meets the national PM10 standards. A request for redesignation to attainment has been submitted to U.S. EPA.

FIGURE 13

Area Designations for National Ambient Air Quality Standards PM2.5
N
0 50 100 150 200 Miles
Del Norte
Siskiyou
Modoc
NORTH COAST
NORTHEAST PLATEAU
Humboldt
Trinity
Shasta
Lassen
Tehama
SACRAMENTO VALLEY
Plumas
Glenn
Butte
Sierra
MOUNTAIN COUNTIES
Mendocino
Nevada
LAKE COUNTY
Colusa
Yuba
Placer
Lake
Sutter
LAKE TAHOE
El Dorado
Yolo
Sonoma
Napa
Sacramento
Alpine
Amador
Solano
Calaveras
SAN FRANCISCO BAY AREA
Marin
Tuolumne
GREAT BASIN VALLEYS
Contra Costa
San Joaquin
Mono
Alameda
Stanislaus
Mariposa
San Mateo
Santa Clara
Merced
Madera
Santa Cruz
Fresno
NORTH CENTRAL COAST
San Benito
SAN JOAQUIN VALLEY
Inyo
Tulare
Monterey
Kings
San Luis Obispo
Kern
SOUTH CENTRAL COAST
Santa Barbara
San Bernardino
SOUTHEAST DESERT
Ventura
Los Angeles
Orange
Riverside
SOUTH COAST
San Diego
Imperial
SAN DIEGO COUNTY
Unclassified/Attainment
Nonattainment
Air Basin
County
Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 13

National Ambient Air Quality Standards
Area Designations for Fine Particulate Matter (PM2.5)*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SAN DIEGO COUNTY		X
LAKE COUNTY AIR BASIN		X	SAN FRANCISCO BAY AREA AIR BASIN (2)	X	
LAKE TAHOE AIR BASIN		X	SAN JOAQUIN VALLEY AIR BASIN	X	
MOUNTAIN COUNTIES AIR BASIN			SOUTH CENTRAL COAST AIR BASIN		X
Plumas County			SOUTH COAST AIR BASIN (3)	X	
- Portola Valley Portion of Plumas	X		SOUTHEAST DESERT AIR BASIN		
- Remainder of Plumas County		X	Imperial County (portion) (4)	X	
Remainder of Air Basin		X	Remainder of Air Basin		X
NORTH CENTRAL COAST AIR BASIN		X			
NORTH COAST AIR BASIN		X			
NORTHEAST PLATEAU AIR BASIN		X			
SACRAMENTO VALLEY AIR BASIN					
Sacramento Metro Area (1)	X				
Sutter County		X			
Yuba County (portion)		X			
Remainder of Air Basin		X			

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305. This map reflects the 2006 24-hour PM2.5 standard as well as the 1997 and 2012 PM2.5 annual standards.

(1) For this purpose, Sacramento Metro Area comprises all of Sacramento and portions of El Dorado, Placer, Solano, and Yolo Counties. Air quality in this area meets the national PM2.5 standards. A Determination of Attainment for the 2006 24-hour PM2.5 standard was made by U.S. EPA in June 2017.

(2) Air quality in this area meets the national PM2.5 standards. A Determination of Attainment for the 2006 24-hour PM2.5 standard was made by U.S. EPA in June 2017.

(3) Those lands of the Santa Rosa Band of Cahulla Mission Indians in Riverside County are designated Unclassifiable/Attainment.

(4) That portion of Imperial County encompassing the urban and surrounding areas of Brawley, Calexico, El Centro, Heber, Holtville, Imperial, Seeley, and Westmorland. Air quality in this area meets the national PM2.5 standards. A Determination of Attainment for the 2006 24-hour PM2.5 standard was made by U.S. EPA in June 2017.

FIGURE 14

Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 14

National Ambient Air Quality Standards
Area Designations for Carbon Monoxide*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SACRAMENTO VALLEY AIR BASIN		X
LAKE COUNTY AIR BASIN		X	SAN DIEGO COUNTY		X
LAKE TAHOE AIR BASIN		X	SAN FRANCISCO BAY AREA AIR BASIN		X
MOUNTAIN COUNTIES AIR BASIN		X	SAN JOAQUIN VALLEY AIR BASIN		X
NORTH CENTRAL COAST AIR BASIN		X	SOUTH CENTRAL COAST AIR BASIN		X
NORTH COAST AIR BASIN		X	SOUTH COAST AIR BASIN		X
NORTHEAST PLATEAU AIR BASIN		X	SOUTHEAST DESERT AIR BASIN		X

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305.

FIGURE 15

Area Designations for National Ambient Air Quality Standards
NITROGEN DIOXIDE
N
0 50 100 150 200 Miles
Del Norte
Siskiyou
Modoc
NORTHEAST PLATEAU
NORTH COAST
Trinity
Shasta
Lassen
Humboldt
Tehema
Plumas
SACRAMENTO VALLEY
Mendocino
Glenn
Butte
Sierra
Nevada
MOUNTAIN COUNTIES
Colusa
Yuba
Placer
LAKE COUNTY
Lake
Sutter
LAKE TAHOE
Yolo
El Dorado
Napa
Alpine
Sonoma
Sac
Amador
SAN FRANCISCO BAY AREA
Solano
Marin
Calaveras
Contra Costa
San Joaquin
Tuolumne
Mono
GREAT BASIN VALLEYS
San Francisco
Alameda
Stanislaus
Mariposa
San Mateo
Santa Clara
Merced
Santa Cruz
Madera
SAN JOAQUIN VALLEY
San Benito
Fresno
NORTH CENTRAL COAST
Tulare
Inyo
Monterey
Kings
San Luis Obispo
Kern
SOUTH CENTRAL COAST
Santa Barbara
SOUTHEAST DESERT
Los Angeles
San Bernardino
Ventura
Riverside
Orange
SOUTH COAST
San Diego
Imperial
SAN DIEGO COUNTY
Unclassified/Attainment
Air Basin
County
Source Date:
October 2018
Air Quality Planning and Science Division

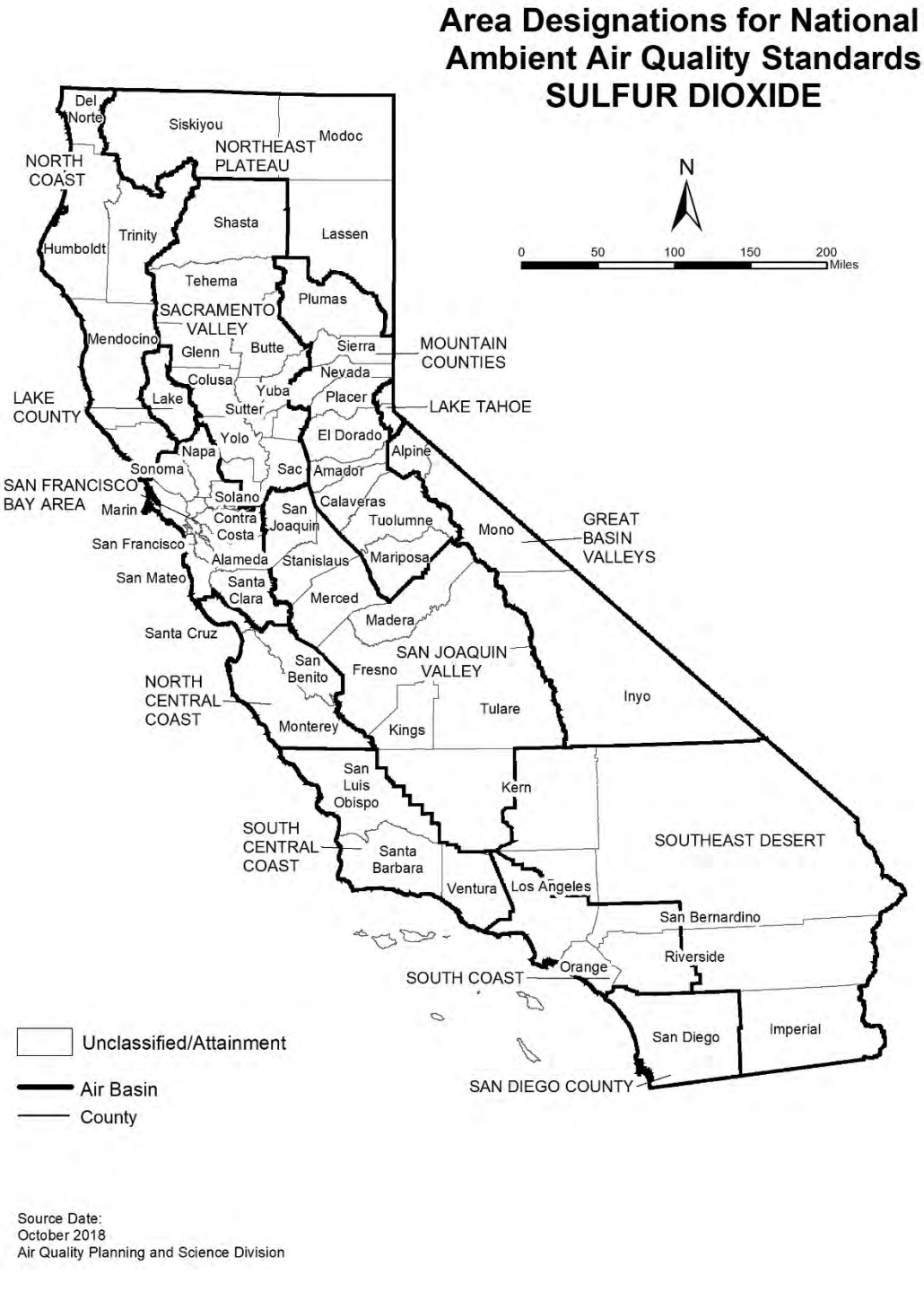
TABLE 15

National Ambient Air Quality Standards
Area Designations for Nitrogen Dioxide*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SACRAMENTO VALLEY AIR BASIN		X
LAKE COUNTY AIR BASIN		X	SAN DIEGO COUNTY		X
LAKE TAHOE AIR BASIN		X	SAN FRANCISCO BAY AREA AIR BASIN		X
MOUNTAIN COUNTIES AIR BASIN		X	SAN JOAQUIN VALLEY AIR BASIN		X
NORTH CENTRAL COAST AIR BASIN		X	SOUTH CENTRAL COAST AIR BASIN		X
NORTH COAST AIR BASIN		X	SOUTH COAST AIR BASIN		X
NORTHEAST PLATEAU AIR BASIN		X	SOUTHEAST DESERT AIR BASIN		X

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305.

FIGURE 16



Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 16

National Ambient Air Quality Standards
Area Designations for Sulfur Dioxide*

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SOUTH CENTRAL COAST AIR BASIN		
LAKE COUNTY AIR BASIN		X	San Luis Obispo County		X
LAKE TAHOE AIR BASIN		X	Santa Barbara County		X
MOUNTAIN COUNTIES AIR BASIN		X	Ventura County		X
NORTH CENTRAL COAST AIR BASIN		X	Channel Islands (1)		X
NORTH COAST AIR BASIN		X	SOUTH COAST AIR BASIN		X
NORTHEAST PLATEAU AIR BASIN		X	SOUTHEAST DESERT AIR BASIN		
SACRAMENTO VALLEY AIR BASIN		X	Imperial County		X
SAN DIEGO COUNTY		X	Remainder of Air Basin		X
SAN FRANCISCO BAY AREA AIR BASIN		X			
SAN JOAQUIN VALLEY AIR BASIN					
Fresno County		X			
Kern County (portion)		X			
Kings County		X			
Madera County		X			
Merced County		X			
San Joaquin County		X			
Stanislaus County		X			
Tulare County		X			

* Definitions and references for all areas can be found in 40 CFR, Chapter I, Part 81.305.

NOTE: This map and table reflect the 2010 1-hour SO_2 standard of 75 ppb.

(1) South Central Coast Air Basin Channel Islands:

Santa Barbara County includes Santa Cruz, San Miguel, Santa Rosa, and Santa Barbara Islands.

Ventura County includes Anacapa and San Nicolas Islands.

Note that the San Clemente and Santa Catalina Islands are considered part of Los Angeles County, and therefore, are included as part of the South Coast Air Basin.

FIGURE 17

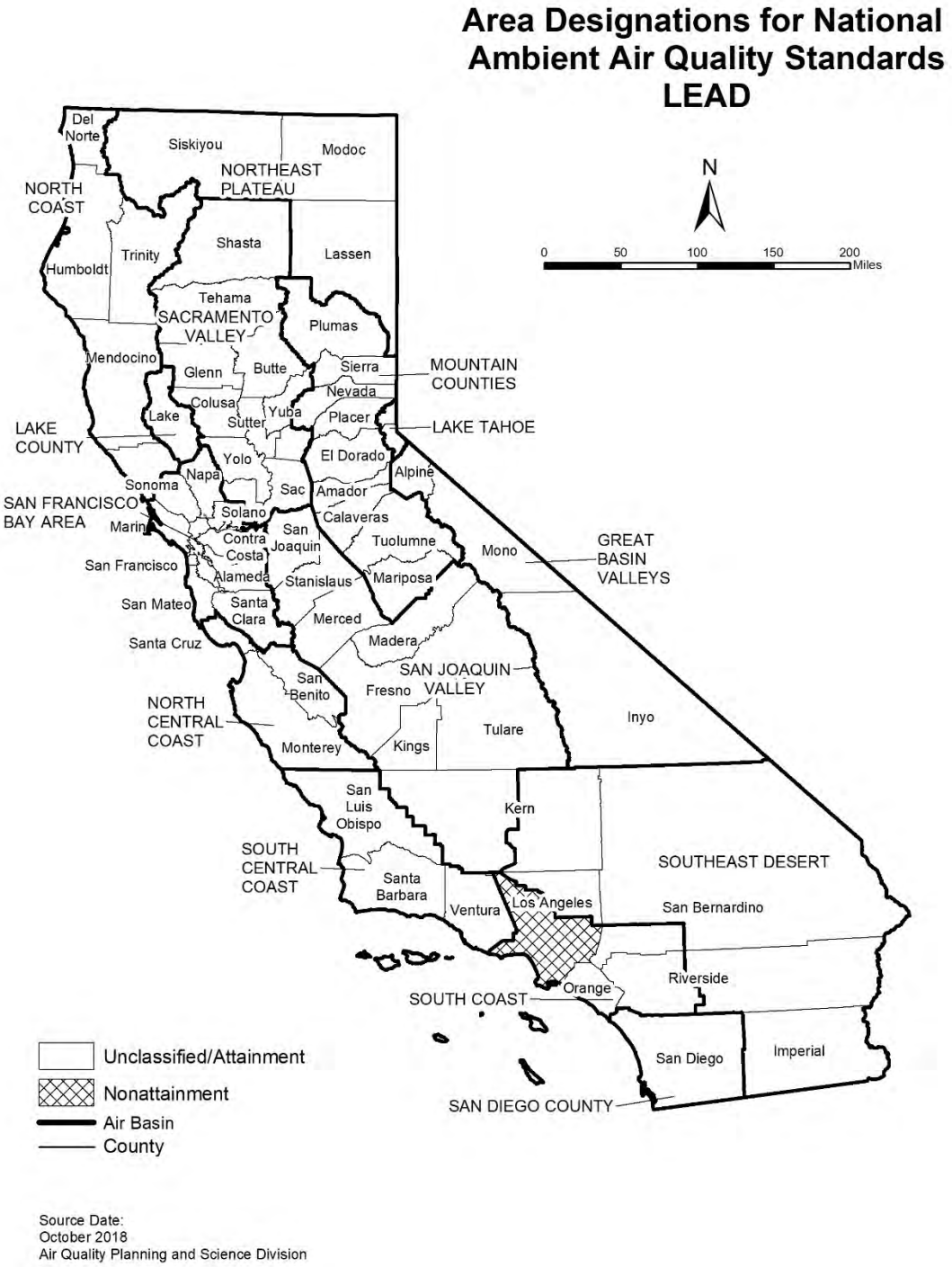

Area Designations for National Ambient Air Quality Standards
LEAD
N
0 50 100 150 200
Miles
Del Norte
Siskiyou
Modoc
NORTHEAST PLATEAU
NORTH COAST
Shasta
Lassen
Trinity
Humboldt
Tehama
SACRAMENTO VALLEY
Plumas
Mendocino
Glenn
Butte
Sierra
MOUNTAIN COUNTIES
Nevada
Colusa
Lake
Sutter
Yuba
Placer
LAKE TAHOE
LAKE COUNTY
Yolo
El Dorado
Napa
Alpine
Sonoma
Sac
Amador
SAN FRANCISCO BAY AREA
Solano
Calaveras
Marin
San Joaquin
Contra Costa
Tuolumne
Mono
GREAT BASIN VALLEYS
San Francisco
Alameda
Stanislaus
Mariposa
San Mateo
Santa Clara
Merced
Santa Cruz
Madera
SAN JOAQUIN VALLEY
San Benito
Fresno
NORTH CENTRAL COAST
Inyo
Tulare
Monterey
Kings
San Luis Obispo
Kern
SOUTH CENTRAL COAST
SOUTHEAST DESERT
Santa Barbara
Ventura
Los Angeles
San Bernardino
Riverside
Orange
SOUTH COAST
San Diego
Imperial
SAN DIEGO COUNTY
Unclassified/Attainment
Nonattainment
Air Basin
County
Source Date:
October 2018
Air Quality Planning and Science Division

TABLE 17

National Ambient Air Quality Standards
Area Designations for Lead (particulate)

	N	U/A		N	U/A
GREAT BASIN VALLEYS AIR BASIN		X	SAN DIEGO COUNTY		X
LAKE COUNTY AIR BASIN		X	SAN FRANCISCO BAY AREA AIR BASIN		X
LAKE TAHOE AIR BASIN		X	SAN JOAQUIN VALLEY AIR BASIN		X
MOUNTAIN COUNTIES AIR BASIN		X	SOUTH CENTRAL COAST AIR BASIN		X
NORTH CENTRAL COAST AIR BASIN		X	SOUTH COAST AIR BASIN		
NORTH COAST AIR BASIN		X	Los Angeles County (portion) (1)	X	
NORTHEAST PLATEAU AIR BASIN		X	Remainder of Air Basin		X
SACRAMENTO VALLEY AIR BASIN		X	SOUTHEAST DESERT AIR BASIN		X

(1) Portion of County in Air Basin, not including Channel Islands

APPENDIX 3.1:

PHASE 1 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)

This page intentionally left blank

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

Beaumont Pointe (Phase 1 Grading - Unmitigated)

Riverside-South Coast County, Summer

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 -

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	310.00	240.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

tblFleetMix	HHD	0.02	0.00
tblFleetMix	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	4,320.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblTripsAndVMT	HaulingTripNumber	38,228.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	16.4028	179.5958	115.0370	0.2861	44.6689	7.0643	51.7332	10.2521	6.4992	16.7513	0.0000	27,729.7864	27,729.7864	8.7894	0.0147	27,953.9137
2023	15.3607	162.0393	110.2134	0.2858	44.6689	6.3766	51.0454	10.2521	5.8665	16.1186	0.0000	27,707.7519	27,707.7519	8.7858	0.0136	27,931.4523
Maximum	**16.4028**	**179.5958**	**115.0370**	**0.2861**	**44.6689**	**7.0643**	**51.7332**	**10.2521**	**6.4992**	**16.7513**	**0.0000**	**27,729.7864**	**27,729.7864**	**8.7894**	**0.0147**	**27,953.9137**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	16.4028	179.5958	115.0370	0.2861	17.8163	7.0643	24.8806	4.1032	6.4992	10.6024	0.0000	27,729.7864	27,729.7864	8.7894	0.0147	27,953.9137
2023	15.3607	162.0393	110.2134	0.2858	17.8163	6.3766	24.1929	4.1032	5.8665	9.9697	0.0000	27,707.7518	27,707.7518	8.7858	0.0136	27,931.4523
Maximum	**16.4028**	**179.5958**	**115.0370**	**0.2861**	**17.8163**	**7.0643**	**24.8806**	**4.1032**	**6.4992**	**10.6024**	**0.0000**	**27,729.7864**	**27,729.7864**	**8.7894**	**0.0147**	**27,953.9137**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.11	0.00	52.25	59.98	0.00	37.41	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	4	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					44.0206	0.0000	44.0206	10.0802	0.0000	10.0802			0.0000			0.0000
Off-Road	16.1742	179.4477	112.7247	0.2802		7.0611	7.0611		6.4962	6.4962		27,130.3337	27,130.3337	8.7745		27,349.6962
Total	**16.1742**	**179.4477**	**112.7247**	**0.2802**	**44.0206**	**7.0611**	**51.0817**	**10.0802**	**6.4962**	**16.5764**		**27,130.3337**	**27,130.3337**	**8.7745**		**27,349.6962**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2286	0.1481	2.3122	5.8900e-003	0.6483	3.2300e-003	0.6515	0.1719	2.9700e-003	0.1749		599.4527	599.4527	0.0149	0.0147	604.2175
Total	**0.2286**	**0.1481**	**2.3122**	**5.8900e-003**	**0.6483**	**3.2300e-003**	**0.6515**	**0.1719**	**2.9700e-003**	**0.1749**		**599.4527**	**599.4527**	**0.0149**	**0.0147**	**604.2175**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1680	0.0000	17.1680	3.9313	0.0000	3.9313			0.0000			0.0000
Off-Road	16.1742	179.4477	112.7247	0.2802		7.0611	7.0611		6.4962	6.4962	0.0000	27,130.3337	27,130.3337	8.7745		27,349.6962
Total	**16.1742**	**179.4477**	**112.7247**	**0.2802**	**17.1680**	**7.0611**	**24.2291**	**3.9313**	**6.4962**	**10.4275**	**0.0000**	**27,130.3337**	**27,130.3337**	**8.7745**		**27,349.6962**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2286	0.1481	2.3122	5.8900e-003	0.6483	3.2300e-003	0.6515	0.1719	2.9700e-003	0.1749		599.4527	599.4527	0.0149	0.0147	604.2175
Total	**0.2286**	**0.1481**	**2.3122**	**5.8900e-003**	**0.6483**	**3.2300e-003**	**0.6515**	**0.1719**	**2.9700e-003**	**0.1749**		**599.4527**	**599.4527**	**0.0149**	**0.0147**	**604.2175**

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	lb/day										lb/day					
Fugitive Dust					44.0206	0.0000	44.0206	10.0802	0.0000	10.0802			0.0000			0.0000
Off-Road	15.1488	161.9083	108.0856	0.2801		6.3736	6.3736		5.8637	5.8637		27,124.1541	27,124.1541	8.7725		27,343.4666
Total	**15.1488**	**161.9083**	**108.0856**	**0.2801**	**44.0206**	**6.3736**	**50.3941**	**10.0802**	**5.8637**	**15.9438**		**27,124.1541**	**27,124.1541**	**8.7725**		**27,343.4666**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2119	0.1309	2.1278	5.7000e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		583.5978	583.5978	0.0133	0.0136	587.9857
Total	**0.2119**	**0.1309**	**2.1278**	**5.7000e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**583.5978**	**583.5978**	**0.0133**	**0.0136**	**587.9857**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1680	0.0000	17.1680	3.9313	0.0000	3.9313			0.0000			0.0000
Off-Road	15.1488	161.9083	108.0856	0.2801		6.3736	6.3736		5.8637	5.8637	0.0000	27,124.1541	27,124.1541	8.7725		27,343.4666
Total	**15.1488**	**161.9083**	**108.0856**	**0.2801**	**17.1680**	**6.3736**	**23.5416**	**3.9313**	**5.8637**	**9.7949**	**0.0000**	**27,124.1541**	**27,124.1541**	**8.7725**		**27,343.4666**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2119	0.1309	2.1278	5.7000e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		583.5978	583.5978	0.0133	0.0136	587.9857
Total	**0.2119**	**0.1309**	**2.1278**	**5.7000e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**583.5978**	**583.5978**	**0.0133**	**0.0136**	**587.9857**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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 - Unmitigated)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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 - Rule 1113

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	75.00	260.00
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

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

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
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 - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.4923	74.6499	87.8214	0.2874	16.8741	2.5631	19.4372	4.5451	2.4026	6.9477	0.0000	29,137.9471	29,137.9471	2.2832	1.6900	29,698.6366
2023	56.9695	75.3644	108.7731	0.3313	19.8026	2.7114	22.5139	5.3218	2.5345	7.8563	0.0000	33,552.2044	33,552.2044	3.0242	1.6678	34,124.8184
Maximum	**56.9695**	**75.3644**	**108.7731**	**0.3313**	**19.8026**	**2.7114**	**22.5139**	**5.3218**	**2.5345**	**7.8563**	**0.0000**	**33,552.2044**	**33,552.2044**	**3.0242**	**1.6900**	**34,124.8184**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.4923	74.6499	87.8214	0.2874	16.8741	2.5631	19.4372	4.5451	2.4026	6.9477	0.0000	29,137.9471	29,137.9471	2.2832	1.6900	29,698.6366
2023	56.9695	75.3644	108.7731	0.3313	19.8026	2.7114	22.5139	5.3218	2.5345	7.8563	0.0000	33,552.2044	33,552.2044	3.0242	1.6678	34,124.8184
Maximum	**56.9695**	**75.3644**	**108.7731**	**0.3313**	**19.8026**	**2.7114**	**22.5139**	**5.3218**	**2.5345**	**7.8563**	**0.0000**	**33,552.2044**	**33,552.2044**	**3.0242**	**1.6900**	**34,124.8184**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588		7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**		**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7827	20.3396	7.0723	0.0876	3.0809	0.2933	3.3741	0.8871	0.2806	1.1676		9,280.6707	9,280.6707	0.0982	1.3763	9,693.2585
Worker	4.8630	3.1515	49.1943	0.1254	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		12,753.8727	12,753.8727	0.3159	0.3137	12,855.2487
Total	**5.6457**	**23.4911**	**56.2665**	**0.2129**	**16.8741**	**0.3620**	**17.2361**	**4.5451**	**0.3438**	**4.8890**		**22,034.5434**	**22,034.5434**	**0.4141**	**1.6900**	**22,548.5072**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588	0.0000	7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**	**0.0000**	**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7827	20.3396	7.0723	0.0876	3.0809	0.2933	3.3741	0.8871	0.2806	1.1676		9,280.6707	9,280.6707	0.0982	1.3763	9,693.2585
Worker	4.8630	3.1515	49.1943	0.1254	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		12,753.8727	12,753.8727	0.3159	0.3137	12,855.2487
Total	**5.6457**	**23.4911**	**56.2665**	**0.2129**	**16.8741**	**0.3620**	**17.2361**	**4.5451**	**0.3438**	**4.8890**		**22,034.5434**	**22,034.5434**	**0.4141**	**1.6900**	**22,548.5072**

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	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912		7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**		**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5422	15.7146	6.4705	0.0840	3.0808	0.1369	3.2177	0.8871	0.1309	1.0180		8,911.5352	8,911.5352	0.0909	1.3169	9,306.2307
Worker	4.5084	2.7859	45.2703	0.1213	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		12,416.5452	12,416.5452	0.2835	0.2895	12,509.9022
Total	**5.0506**	**18.5005**	**51.7408**	**0.2054**	**16.8740**	**0.2016**	**17.0756**	**4.5451**	**0.1905**	**4.7356**		**21,328.0803**	**21,328.0803**	**0.3744**	**1.6064**	**21,816.1329**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912	0.0000	7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**	**0.0000**	**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5422	15.7146	6.4705	0.0840	3.0808	0.1369	3.2177	0.8871	0.1309	1.0180		8,911.5352	8,911.5352	0.0909	1.3169	9,306.2307
Worker	4.5084	2.7859	45.2703	0.1213	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		12,416.5452	12,416.5452	0.2835	0.2895	12,509.9022
Total	**5.0506**	**18.5005**	**51.7408**	**0.2054**	**16.8740**	**0.2016**	**17.0756**	**4.5451**	**0.1905**	**4.7356**		**21,328.0803**	**21,328.0803**	**0.3744**	**1.6064**	**21,816.1329**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0339	0.5503	1.4700e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		150.9305	150.9305	3.4500e-003	3.5200e-003	152.0653
Total	**0.0548**	**0.0339**	**0.5503**	**1.4700e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**150.9305**	**150.9305**	**3.4500e-003**	**3.5200e-003**	**152.0653**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0339	0.5503	1.4700e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		150.9305	150.9305	3.4500e-003	3.5200e-003	152.0653
Total	**0.0548**	**0.0339**	**0.5503**	**1.4700e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**150.9305**	**150.9305**	**3.4500e-003**	**3.5200e-003**	**152.0653**

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	lb/day										lb/day					
Archit. Coating	44.6935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**44.8851**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9024	0.5576	9.0614	0.0243	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,485.3214	2,485.3214	0.0568	0.0580	2,504.0080
Total	**0.9024**	**0.5576**	**9.0614**	**0.0243**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,485.3214**	**2,485.3214**	**0.0568**	**0.0580**	**2,504.0080**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.6935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**44.8851**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

3.4 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9024	0.5576	9.0614	0.0243	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,485.3214	2,485.3214	0.0568	0.0580	2,504.0080
Total	**0.9024**	**0.5576**	**9.0614**	**0.0243**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,485.3214**	**2,485.3214**	**0.0568**	**0.0580**	**2,504.0080**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Unmitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Beaumont Pointe (Phase 1 Grading - Unmitigated)

Riverside-South Coast County, Winter

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 -

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	310.00	240.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

tblFleetMix	HHD	0.02	0.00
tblFleetMix	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	4,320.00	7,200.00
tblGrading	MaterialExported	0.00	305,825.00
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblTripsAndVMT	HaulingTripNumber	38,228.00	0.00

2.0 Emissions Summary

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	16.3877	179.6015	114.5986	0.2855	44.6689	7.0643	51.7332	10.2521	6.4992	16.7513	0.0000	27,673.3145	27,673.3145	8.7893	0.0151	27,897.5435
2023	15.3474	162.0442	109.8134	0.2853	44.6689	6.3766	51.0454	10.2521	5.8665	16.1186	0.0000	27,652.9461	27,652.9461	8.7858	0.0139	27,876.7405
Maximum	**16.3877**	**179.6015**	**114.5986**	**0.2855**	**44.6689**	**7.0643**	**51.7332**	**10.2521**	**6.4992**	**16.7513**	**0.0000**	**27,673.3145**	**27,673.3145**	**8.7893**	**0.0151**	**27,897.5435**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	16.3877	179.6015	114.5986	0.2855	17.8163	7.0643	24.8806	4.1032	6.4992	10.6024	0.0000	27,673.3145	27,673.3145	8.7893	0.0151	27,897.5435
2023	15.3474	162.0442	109.8134	0.2853	17.8163	6.3766	24.1929	4.1032	5.8665	9.9697	0.0000	27,652.9461	27,652.9461	8.7858	0.0139	27,876.7405
Maximum	**16.3877**	**179.6015**	**114.5986**	**0.2855**	**17.8163**	**7.0643**	**24.8806**	**4.1032**	**6.4992**	**10.6024**	**0.0000**	**27,673.3145**	**27,673.3145**	**8.7893**	**0.0151**	**27,897.5435**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.11	0.00	52.25	59.98	0.00	37.41	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	4	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					44.0206	0.0000	44.0206	10.0802	0.0000	10.0802			0.0000			0.0000
Off-Road	16.1742	179.4477	112.7247	0.2802		7.0611	7.0611		6.4962	6.4962		27,130.3337	27,130.3337	8.7745		27,349.6962
Total	**16.1742**	**179.4477**	**112.7247**	**0.2802**	**44.0206**	**7.0611**	**51.0817**	**10.0802**	**6.4962**	**16.5764**		**27,130.3337**	**27,130.3337**	**8.7745**		**27,349.6962**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2135	0.1538	1.8739	5.3400e-003	0.6483	3.2300e-003	0.6515	0.1719	2.9700e-003	0.1749		542.9808	542.9808	0.0148	0.0151	547.8473
Total	**0.2135**	**0.1538**	**1.8739**	**5.3400e-003**	**0.6483**	**3.2300e-003**	**0.6515**	**0.1719**	**2.9700e-003**	**0.1749**		**542.9808**	**542.9808**	**0.0148**	**0.0151**	**547.8473**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1680	0.0000	17.1680	3.9313	0.0000	3.9313			0.0000			0.0000
Off-Road	16.1742	179.4477	112.7247	0.2802		7.0611	7.0611		6.4962	6.4962	0.0000	27,130.3337	27,130.3337	8.7745		27,349.6962
Total	**16.1742**	**179.4477**	**112.7247**	**0.2802**	**17.1680**	**7.0611**	**24.2291**	**3.9313**	**6.4962**	**10.4275**	**0.0000**	**27,130.3337**	**27,130.3337**	**8.7745**		**27,349.6962**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2135	0.1538	1.8739	5.3400e-003	0.6483	3.2300e-003	0.6515	0.1719	2.9700e-003	0.1749		542.9808	542.9808	0.0148	0.0151	547.8473
Total	**0.2135**	**0.1538**	**1.8739**	**5.3400e-003**	**0.6483**	**3.2300e-003**	**0.6515**	**0.1719**	**2.9700e-003**	**0.1749**		**542.9808**	**542.9808**	**0.0148**	**0.0151**	**547.8473**

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	lb/day										lb/day					
Fugitive Dust					44.0206	0.0000	44.0206	10.0802	0.0000	10.0802			0.0000			0.0000
Off-Road	15.1488	161.9083	108.0856	0.2801		6.3736	6.3736		5.8637	5.8637		27,124.1541	27,124.1541	8.7725		27,343.4666
Total	**15.1488**	**161.9083**	**108.0856**	**0.2801**	**44.0206**	**6.3736**	**50.3941**	**10.0802**	**5.8637**	**15.9438**		**27,124.1541**	**27,124.1541**	**8.7725**		**27,343.4666**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1986	0.1359	1.7278	5.1700e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		528.7920	528.7920	0.0133	0.0139	533.2739
Total	**0.1986**	**0.1359**	**1.7278**	**5.1700e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**528.7920**	**528.7920**	**0.0133**	**0.0139**	**533.2739**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1680	0.0000	17.1680	3.9313	0.0000	3.9313			0.0000			0.0000
Off-Road	15.1488	161.9083	108.0856	0.2801		6.3736	6.3736		5.8637	5.8637	0.0000	27,124.1541	27,124.1541	8.7725		27,343.4666
Total	**15.1488**	**161.9083**	**108.0856**	**0.2801**	**17.1680**	**6.3736**	**23.5416**	**3.9313**	**5.8637**	**9.7949**	**0.0000**	**27,124.1541**	**27,124.1541**	**8.7725**		**27,343.4666**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1986	0.1359	1.7278	5.1700e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		528.7920	528.7920	0.0133	0.0139	533.2739
Total	**0.1986**	**0.1359**	**1.7278**	**5.1700e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**528.7920**	**528.7920**	**0.0133**	**0.0139**	**533.2739**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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 - Unmitigated)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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 - Rule 1113

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	75.00	260.00
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

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

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
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 - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.1386	75.8582	78.7675	0.2757	16.8741	2.5639	19.4380	4.5451	2.4034	6.9485	0.0000	27,946.5811	27,946.5811	2.2795	1.7000	28,510.1651
2023	56.5866	76.4423	98.6741	0.3177	19.8026	2.7118	22.5144	5.3218	2.5350	7.8567	0.0000	32,160.7101	32,160.7101	3.0212	1.6804	32,737.0100
Maximum	**56.5866**	**76.4423**	**98.6741**	**0.3177**	**19.8026**	**2.7118**	**22.5144**	**5.3218**	**2.5350**	**7.8567**	**0.0000**	**32,160.7101**	**32,160.7101**	**3.0212**	**1.7000**	**32,737.0100**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.1386	75.8582	78.7675	0.2757	16.8741	2.5639	19.4380	4.5451	2.4034	6.9485	0.0000	27,946.5811	27,946.5811	2.2795	1.7000	28,510.1651
2023	56.5866	76.4423	98.6741	0.3177	19.8026	2.7118	22.5144	5.3218	2.5350	7.8567	0.0000	32,160.7101	32,160.7101	3.0212	1.6804	32,737.0100
Maximum	**56.5866**	**76.4423**	**98.6741**	**0.3177**	**19.8026**	**2.7118**	**22.5144**	**5.3218**	**2.5350**	**7.8567**	**0.0000**	**32,160.7101**	**32,160.7101**	**3.0212**	**1.7000**	**32,737.0100**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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

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	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588		7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**		**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7492	21.4281	7.3439	0.0877	3.0809	0.2940	3.3749	0.8871	0.2813	1.1684		9,290.7924	9,290.7924	0.0967	1.3789	9,704.1119
Worker	4.5429	3.2713	39.8687	0.1136	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		11,552.3850	11,552.3850	0.3137	0.3211	11,655.9237
Total	**5.2920**	**24.6994**	**47.2126**	**0.2012**	**16.8741**	**0.3628**	**17.2368**	**4.5451**	**0.3446**	**4.8897**		**20,843.1774**	**20,843.1774**	**0.4104**	**1.7000**	**21,360.0357**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588	0.0000	7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**	**0.0000**	**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7492	21.4281	7.3439	0.0877	3.0809	0.2940	3.3749	0.8871	0.2813	1.1684		9,290.7924	9,290.7924	0.0967	1.3789	9,704.1119
Worker	4.5429	3.2713	39.8687	0.1136	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		11,552.3850	11,552.3850	0.3137	0.3211	11,655.9237
Total	**5.2920**	**24.6994**	**47.2126**	**0.2012**	**16.8741**	**0.3628**	**17.2368**	**4.5451**	**0.3446**	**4.8897**		**20,843.1774**	**20,843.1774**	**0.4104**	**1.7000**	**21,360.0357**

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	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912		7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**		**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5021	16.6657	6.6884	0.0843	3.0808	0.1374	3.2182	0.8871	0.1314	1.0185		8,933.6514	8,933.6514	0.0891	1.3212	9,329.6089
Worker	4.2257	2.8906	36.7603	0.1099	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		11,250.5054	11,250.5054	0.2826	0.2963	11,345.8619
Total	**4.7278**	**19.5562**	**43.4486**	**0.1942**	**16.8740**	**0.2021**	**17.0761**	**4.5451**	**0.1910**	**4.7360**		**20,184.1569**	**20,184.1569**	**0.3716**	**1.6175**	**20,675.4709**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912	0.0000	7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**	**0.0000**	**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5021	16.6657	6.6884	0.0843	3.0808	0.1374	3.2182	0.8871	0.1314	1.0185		8,933.6514	8,933.6514	0.0891	1.3212	9,329.6089
Worker	4.2257	2.8906	36.7603	0.1099	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		11,250.5054	11,250.5054	0.2826	0.2963	11,345.8619
Total	**4.7278**	**19.5562**	**43.4486**	**0.1942**	**16.8740**	**0.2021**	**17.0761**	**4.5451**	**0.1910**	**4.7360**		**20,184.1569**	**20,184.1569**	**0.3716**	**1.6175**	**20,675.4709**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0351	0.4468	1.3400e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		136.7566	136.7566	3.4300e-003	3.6000e-003	137.9157
Total	**0.0514**	**0.0351**	**0.4468**	**1.3400e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**136.7566**	**136.7566**	**3.4300e-003**	**3.6000e-003**	**137.9157**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0351	0.4468	1.3400e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		136.7566	136.7566	3.4300e-003	3.6000e-003	137.9157
Total	**0.0514**	**0.0351**	**0.4468**	**1.3400e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**136.7566**	**136.7566**	**3.4300e-003**	**3.6000e-003**	**137.9157**

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	lb/day										lb/day					
Archit. Coating	44.6935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**44.8851**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8458	0.5786	7.3580	0.0220	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,251.9245	2,251.9245	0.0566	0.0593	2,271.0113
Total	**0.8458**	**0.5786**	**7.3580**	**0.0220**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,251.9245**	**2,251.9245**	**0.0566**	**0.0593**	**2,271.0113**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.6935					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**44.8851**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8458	0.5786	7.3580	0.0220	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,251.9245	2,251.9245	0.0566	0.0593	2,271.0113
Total	**0.8458**	**0.5786**	**7.3580**	**0.0220**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,251.9245**	**2,251.9245**	**0.0566**	**0.0593**	**2,271.0113**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Unmitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX 3.2:

PHASE 2 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)

This page intentionally left blank

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

Beaumont Pointe (Phase 2 Grading - Unmitigated)

Riverside-South Coast County, Summer

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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 - Rule 403

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	155.00	265.00

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	4,770.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00
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 - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	15.3282	161.7059	109.8763	0.2851	44.5899	6.3642	50.9541	10.2401	5.8551	16.0952	0.0000	27,634.3052	27,634.3052	8.7621	0.0136	27,857.4118
2024	14.8144	150.8184	107.1806	0.2848	44.5899	5.9795	50.5694	10.2401	5.5012	15.7413	0.0000	27,606.7346	27,606.7346	8.7565	0.0126	27,829.4131
Maximum	**15.3282**	**161.7059**	**109.8763**	**0.2851**	**44.5899**	**6.3642**	**50.9541**	**10.2401**	**5.8551**	**16.0952**	**0.0000**	**27,634.3052**	**27,634.3052**	**8.7621**	**0.0136**	**27,857.4118**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	15.3282	161.7059	109.8763	0.2851	17.7855	6.3642	24.1497	4.0985	5.8551	9.9536	0.0000	27,634.3052	27,634.3052	8.7621	0.0136	27,857.4118
2024	14.8144	150.8184	107.1806	0.2848	17.7855	5.9795	23.7650	4.0985	5.5012	9.5997	0.0000	27,606.7346	27,606.7346	8.7565	0.0126	27,829.4131
Maximum	**15.3282**	**161.7059**	**109.8763**	**0.2851**	**17.7855**	**6.3642**	**24.1497**	**4.0985**	**5.8551**	**9.9536**	**0.0000**	**27,634.3052**	**27,634.3052**	**8.7621**	**0.0136**	**27,857.4118**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.11	0.00	52.80	59.98	0.00	38.58	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	8.00	367	0.48
Grading	Crawler Tractors	4	8.00	212	0.43

Trips and VMT

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					43.9416	0.0000	43.9416	10.0682	0.0000	10.0682			0.0000			0.0000
Off-Road	15.1163	161.5750	107.7485	0.2794		6.3612	6.3612		5.8523	5.8523		27,050.7075	27,050.7075	8.7488		27,269.4261
Total	**15.1163**	**161.5750**	**107.7485**	**0.2794**	**43.9416**	**6.3612**	**50.3027**	**10.0682**	**5.8523**	**15.9205**		**27,050.7075**	**27,050.7075**	**8.7488**		**27,269.4261**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2119	0.1309	2.1278	5.7000e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		583.5978	583.5978	0.0133	0.0136	587.9857
Total	**0.2119**	**0.1309**	**2.1278**	**5.7000e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**583.5978**	**583.5978**	**0.0133**	**0.0136**	**587.9857**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1372	0.0000	17.1372	3.9266	0.0000	3.9266			0.0000			0.0000
Off-Road	15.1163	161.5750	107.7485	0.2794		6.3612	6.3612		5.8523	5.8523	0.0000	27,050.7074	27,050.7074	8.7488		27,269.4261
Total	**15.1163**	**161.5750**	**107.7485**	**0.2794**	**17.1372**	**6.3612**	**23.4984**	**3.9266**	**5.8523**	**9.7789**	**0.0000**	**27,050.7074**	**27,050.7074**	**8.7488**		**27,269.4261**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2119	0.1309	2.1278	5.7000e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		583.5978	583.5978	0.0133	0.0136	587.9857
Total	**0.2119**	**0.1309**	**2.1278**	**5.7000e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**583.5978**	**583.5978**	**0.0133**	**0.0136**	**587.9857**

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	lb/day										lb/day					
Fugitive Dust					43.9416	0.0000	43.9416	10.0682	0.0000	10.0682			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985		27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**43.9416**	**5.9766**	**49.9182**	**10.0682**	**5.4985**	**15.5667**		**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1976	0.1167	1.9924	5.5200e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		569.5168	569.5168	0.0121	0.0126	573.5857
Total	**0.1976**	**0.1167**	**1.9924**	**5.5200e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**569.5168**	**569.5168**	**0.0121**	**0.0126**	**573.5857**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1372	0.0000	17.1372	3.9266	0.0000	3.9266			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985	0.0000	27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**17.1372**	**5.9766**	**23.1138**	**3.9266**	**5.4985**	**9.4251**	**0.0000**	**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1976	0.1167	1.9924	5.5200e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		569.5168	569.5168	0.0121	0.0126	573.5857
Total	**0.1976**	**0.1167**	**1.9924**	**5.5200e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**569.5168**	**569.5168**	**0.0121**	**0.0126**	**573.5857**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

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

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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 - Rule 1113

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	110.00	496.00
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
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

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	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
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

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

2.0 Emissions Summary

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.9216	81.4888	102.3297	0.3504	20.9543	2.7422	23.6966	5.6442	2.5585	8.2027	0.0000	35,617.0171	35,617.0171	2.9783	1.9966	36,286.4558
2024	41.0261	79.1422	111.1005	0.3771	24.3746	2.5977	26.9723	6.5513	2.4279	8.9792	0.0000	38,456.9171	38,456.9171	3.0274	2.0101	39,131.6185
2025	41.4508	80.0751	120.9297	0.3935	24.5422	2.6745	27.2167	6.5958	2.4941	9.0898	0.0000	40,170.2499	40,170.2499	3.7018	1.9549	40,845.3478
Maximum	**41.4508**	**81.4888**	**120.9297**	**0.3935**	**24.5422**	**2.7422**	**27.2167**	**6.5958**	**2.5585**	**9.0898**	**0.0000**	**40,170.2499**	**40,170.2499**	**3.7018**	**2.0101**	**40,845.3478**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.9216	81.4888	102.3297	0.3504	20.9543	2.7422	23.6966	5.6442	2.5585	8.2027	0.0000	35,617.0171	35,617.0171	2.9783	1.9966	36,286.4558
2024	41.0261	79.1422	111.1005	0.3771	24.3746	2.5977	26.9723	6.5513	2.4279	8.9792	0.0000	38,456.9171	38,456.9171	3.0274	2.0101	39,131.6185
2025	41.4508	80.0751	120.9297	0.3935	24.5422	2.6745	27.2167	6.5958	2.4941	9.0898	0.0000	40,170.2499	40,170.2499	3.7018	1.9549	40,845.3478
Maximum	**41.4508**	**81.4888**	**120.9297**	**0.3935**	**24.5422**	**2.7422**	**27.2167**	**6.5958**	**2.5585**	**9.0898**	**0.0000**	**40,170.2499**	**40,170.2499**	**3.7018**	**2.0101**	**40,845.3478**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217		9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**		**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6741	19.5371	8.0445	0.1045	3.8302	0.1702	4.0004	1.1028	0.1628	1.2656		11,079.2059	11,079.2059	0.1130	1.6372	11,569.9084
Worker	5.5972	3.4586	56.2027	0.1506	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		15,415.0301	15,415.0301	0.3520	0.3594	15,530.9321
Total	**6.2712**	**22.9957**	**64.2471**	**0.2551**	**20.9543**	**0.2505**	**21.2048**	**5.6442**	**0.2367**	**5.8810**		**26,494.2360**	**26,494.2360**	**0.4649**	**1.9966**	**27,100.8406**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217	0.0000	9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**	**0.0000**	**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6741	19.5371	8.0445	0.1045	3.8302	0.1702	4.0004	1.1028	0.1628	1.2656		11,079.2059	11,079.2059	0.1130	1.6372	11,569.9084
Worker	5.5972	3.4586	56.2027	0.1506	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		15,415.0301	15,415.0301	0.3520	0.3594	15,530.9321
Total	**6.2712**	**22.9957**	**64.2471**	**0.2551**	**20.9543**	**0.2505**	**21.2048**	**5.6442**	**0.2367**	**5.8810**		**26,494.2360**	**26,494.2360**	**0.4649**	**1.9966**	**27,100.8406**

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	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002		9,125.4115	9,125.4115	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**		**9,125.4115**	**9,125.4115**	**2.5069**		**9,188.0843**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6635	19.5386	7.9522	0.1028	3.8301	0.1690	3.9991	1.1028	0.1617	1.2645		10,908.4516	10,908.4516	0.1170	1.6095	11,391.0106
Worker	5.2183	3.0823	52.6259	0.1458	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		15,043.0981	15,043.0981	0.3188	0.3339	15,150.5726
Total	**5.8817**	**22.6209**	**60.5781**	**0.2487**	**20.9543**	**0.2458**	**21.2001**	**5.6442**	**0.2324**	**5.8766**		**25,951.5497**	**25,951.5497**	**0.4357**	**1.9434**	**26,541.5831**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002	0.0000	9,125.4114	9,125.4114	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**	**0.0000**	**9,125.4114**	**9,125.4114**	**2.5069**		**9,188.0843**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6635	19.5386	7.9522	0.1028	3.8301	0.1690	3.9991	1.1028	0.1617	1.2645		10,908.4516	10,908.4516	0.1170	1.6095	11,391.0106
Worker	5.2183	3.0823	52.6259	0.1458	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		15,043.0981	15,043.0981	0.3188	0.3339	15,150.5726
Total	**5.8817**	**22.6209**	**60.5781**	**0.2487**	**20.9543**	**0.2458**	**21.2001**	**5.6442**	**0.2324**	**5.8766**		**25,951.5497**	**25,951.5497**	**0.4357**	**1.9434**	**26,541.5831**

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	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973		9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**		**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6547	19.3779	7.8624	0.1010	3.8300	0.1691	3.9992	1.1028	0.1618	1.2646		10,716.1657	10,716.1657	0.1213	1.5780	11,189.4368
Worker	4.8782	2.7644	49.0433	0.1409	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		14,674.5453	14,674.5453	0.2874	0.3116	14,774.5870
Total	**5.5329**	**22.1424**	**56.9057**	**0.2418**	**20.9542**	**0.2422**	**21.1963**	**5.6442**	**0.2290**	**5.8732**		**25,390.7109**	**25,390.7109**	**0.4086**	**1.8896**	**25,964.0239**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973	0.0000	9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**	**0.0000**	**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6547	19.3779	7.8624	0.1010	3.8300	0.1691	3.9992	1.1028	0.1618	1.2646		10,716.1657	10,716.1657	0.1213	1.5780	11,189.4368
Worker	4.8782	2.7644	49.0433	0.1409	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		14,674.5453	14,674.5453	0.2874	0.3116	14,774.5870
Total	**5.5329**	**22.1424**	**56.9057**	**0.2418**	**20.9542**	**0.2422**	**21.1963**	**5.6442**	**0.2290**	**5.8732**		**25,390.7109**	**25,390.7109**	**0.4086**	**1.8896**	**25,964.0239**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

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	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	**28.7689**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**		**375.2641**	**375.2641**	**0.0211**		**375.7923**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0423	0.6157	10.5114	0.0291	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		3,004.6919	3,004.6919	0.0637	0.0667	3,026.1588
Total	**1.0423**	**0.6157**	**10.5114**	**0.0291**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**3,004.6919**	**3,004.6919**	**0.0637**	**0.0667**	**3,026.1588**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923
Total	**28.7689**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**	**0.0000**	**375.2641**	**375.2641**	**0.0211**		**375.7923**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0423	0.6157	10.5114	0.0291	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		3,004.6919	3,004.6919	0.0637	0.0667	3,026.1588
Total	**1.0423**	**0.6157**	**10.5114**	**0.0291**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**3,004.6919**	**3,004.6919**	**0.0637**	**0.0667**	**3,026.1588**

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	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**28.7557**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9744	0.5522	9.7959	0.0281	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,931.0776	2,931.0776	0.0574	0.0622	2,951.0598
Total	**0.9744**	**0.5522**	**9.7959**	**0.0281**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,931.0776**	**2,931.0776**	**0.0574**	**0.0622**	**2,951.0598**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**28.7557**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9744	0.5522	9.7959	0.0281	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,931.0776	2,931.0776	0.0574	0.0622	2,951.0598
Total	**0.9744**	**0.5522**	**9.7959**	**0.0281**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,931.0776**	**2,931.0776**	**0.0574**	**0.0622**	**2,951.0598**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Unmitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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

Beaumont Pointe (Phase 2 Grading - Unmitigated)

Riverside-South Coast County, Winter

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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 - Rule 403

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	155.00	265.00

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

tblConstructionPhase	PhaseEndDate	1/3/2024	6/5/2024
tblGrading	AcresOfGrading	4,770.00	7,950.00
tblGrading	MaterialImported	0.00	172,457.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00
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 - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	15.3149	161.7108	109.4763	0.2845	44.5899	6.3642	50.9541	10.2401	5.8551	16.0952	0.0000	27,579.4995	27,579.4995	8.7620	0.0139	27,802.7000
2024	14.8025	150.8227	106.8068	0.2843	44.5899	5.9795	50.5694	10.2401	5.5012	15.7413	0.0000	27,553.3474	27,553.3474	8.7564	0.0129	27,776.1127
Maximum	**15.3149**	**161.7108**	**109.4763**	**0.2845**	**44.5899**	**6.3642**	**50.9541**	**10.2401**	**5.8551**	**16.0952**	**0.0000**	**27,579.4995**	**27,579.4995**	**8.7620**	**0.0139**	**27,802.7000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	15.3149	161.7108	109.4763	0.2845	17.7855	6.3642	24.1497	4.0985	5.8551	9.9536	0.0000	27,579.4994	27,579.4994	8.7620	0.0139	27,802.7000
2024	14.8025	150.8227	106.8068	0.2843	17.7855	5.9795	23.7650	4.0985	5.5012	9.5997	0.0000	27,553.3474	27,553.3474	8.7564	0.0129	27,776.1127
Maximum	**15.3149**	**161.7108**	**109.4763**	**0.2845**	**17.7855**	**6.3642**	**24.1497**	**4.0985**	**5.8551**	**9.9536**	**0.0000**	**27,579.4994**	**27,579.4994**	**8.7620**	**0.0139**	**27,802.7000**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.11	0.00	52.80	59.98	0.00	38.58	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	8.00	367	0.48
Grading	Crawler Tractors	4	8.00	212	0.43

Trips and VMT

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					43.9416	0.0000	43.9416	10.0682	0.0000	10.0682			0.0000			0.0000
Off-Road	15.1163	161.5750	107.7485	0.2794		6.3612	6.3612		5.8523	5.8523		27,050.7075	27,050.7075	8.7488		27,269.4261
Total	**15.1163**	**161.5750**	**107.7485**	**0.2794**	**43.9416**	**6.3612**	**50.3027**	**10.0682**	**5.8523**	**15.9205**		**27,050.7075**	**27,050.7075**	**8.7488**		**27,269.4261**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1986	0.1359	1.7278	5.1700e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		528.7920	528.7920	0.0133	0.0139	533.2739
Total	**0.1986**	**0.1359**	**1.7278**	**5.1700e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**528.7920**	**528.7920**	**0.0133**	**0.0139**	**533.2739**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1372	0.0000	17.1372	3.9266	0.0000	3.9266			0.0000			0.0000
Off-Road	15.1163	161.5750	107.7485	0.2794		6.3612	6.3612		5.8523	5.8523	0.0000	27,050.7074	27,050.7074	8.7488		27,269.4261
Total	**15.1163**	**161.5750**	**107.7485**	**0.2794**	**17.1372**	**6.3612**	**23.4984**	**3.9266**	**5.8523**	**9.7789**	**0.0000**	**27,050.7074**	**27,050.7074**	**8.7488**		**27,269.4261**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1986	0.1359	1.7278	5.1700e-003	0.6483	3.0400e-003	0.6513	0.1719	2.8000e-003	0.1747		528.7920	528.7920	0.0133	0.0139	533.2739
Total	**0.1986**	**0.1359**	**1.7278**	**5.1700e-003**	**0.6483**	**3.0400e-003**	**0.6513**	**0.1719**	**2.8000e-003**	**0.1747**		**528.7920**	**528.7920**	**0.0133**	**0.0139**	**533.2739**

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	lb/day										lb/day					
Fugitive Dust					43.9416	0.0000	43.9416	10.0682	0.0000	10.0682			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985		27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**43.9416**	**5.9766**	**49.9182**	**10.0682**	**5.4985**	**15.5667**		**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1857	0.1210	1.6186	5.0000e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		516.1296	516.1296	0.0121	0.0129	520.2853
Total	**0.1857**	**0.1210**	**1.6186**	**5.0000e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**516.1296**	**516.1296**	**0.0121**	**0.0129**	**520.2853**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.1372	0.0000	17.1372	3.9266	0.0000	3.9266			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985	0.0000	27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**17.1372**	**5.9766**	**23.1138**	**3.9266**	**5.4985**	**9.4251**	**0.0000**	**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1857	0.1210	1.6186	5.0000e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		516.1296	516.1296	0.0121	0.0129	520.2853
Total	**0.1857**	**0.1210**	**1.6186**	**5.0000e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**516.1296**	**516.1296**	**0.0121**	**0.0129**	**520.2853**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 2 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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 - Rule 1113

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	110.00	496.00
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
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

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	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
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

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

2.0 Emissions Summary

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.5208	82.8011	92.0354	0.3366	20.9543	2.7428	23.6972	5.6442	2.5590	8.2033	0.0000	34,196.8850	34,196.8850	2.9749	2.0105	34,870.3750
2024	40.6017	80.4632	99.5261	0.3610	24.3746	2.5982	26.9729	6.5513	2.4284	8.9797	0.0000	36,792.3561	36,792.3561	3.0246	2.0247	37,471.3415
2025	41.0637	81.3729	110.1330	0.3778	24.5422	2.6751	27.2173	6.5958	2.4946	9.0904	0.0000	38,537.5299	38,537.5299	3.7000	1.9687	39,216.7148
Maximum	**41.0637**	**82.8011**	**110.1330**	**0.3778**	**24.5422**	**2.7428**	**27.2173**	**6.5958**	**2.5590**	**9.0904**	**0.0000**	**38,537.5299**	**38,537.5299**	**3.7000**	**2.0247**	**39,216.7148**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.5208	82.8011	92.0354	0.3366	20.9543	2.7428	23.6972	5.6442	2.5590	8.2033	0.0000	34,196.8850	34,196.8850	2.9749	2.0105	34,870.3750
2024	40.6017	80.4632	99.5261	0.3610	24.3746	2.5982	26.9729	6.5513	2.4284	8.9797	0.0000	36,792.3561	36,792.3561	3.0246	2.0247	37,471.3415
2025	41.0637	81.3729	110.1330	0.3778	24.5422	2.6751	27.2173	6.5958	2.4946	9.0904	0.0000	38,537.5299	38,537.5299	3.7000	1.9687	39,216.7148
Maximum	**41.0637**	**82.8011**	**110.1330**	**0.3778**	**24.5422**	**2.7428**	**27.2173**	**6.5958**	**2.5590**	**9.0904**	**0.0000**	**38,537.5299**	**38,537.5299**	**3.7000**	**2.0247**	**39,216.7148**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217		9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**		**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6242	20.7195	8.3152	0.1048	3.8302	0.1708	4.0010	1.1028	0.1634	1.2662		11,106.7018	11,106.7018	0.1108	1.6426	11,598.9733
Worker	5.2462	3.5886	45.6376	0.1365	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		13,967.4022	13,967.4022	0.3508	0.3678	14,085.7865
Total	**5.8704**	**24.3080**	**53.9528**	**0.2412**	**20.9543**	**0.2511**	**21.2054**	**5.6442**	**0.2373**	**5.8815**		**25,074.1040**	**25,074.1040**	**0.4615**	**2.0105**	**25,684.7597**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217	0.0000	9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**	**0.0000**	**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6242	20.7195	8.3152	0.1048	3.8302	0.1708	4.0010	1.1028	0.1634	1.2662		11,106.7018	11,106.7018	0.1108	1.6426	11,598.9733
Worker	5.2462	3.5886	45.6376	0.1365	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		13,967.4022	13,967.4022	0.3508	0.3678	14,085.7865
Total	**5.8704**	**24.3080**	**53.9528**	**0.2412**	**20.9543**	**0.2511**	**21.2054**	**5.6442**	**0.2373**	**5.8815**		**25,074.1040**	**25,074.1040**	**0.4615**	**2.0105**	**25,684.7597**

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	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002		9,125.4115	9,125.4115	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**		**9,125.4115**	**9,125.4115**	**2.5069**		**9,188.0843**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6138	20.7223	8.2223	0.1031	3.8301	0.1696	3.9997	1.1028	0.1622	1.2650		10,935.7131	10,935.7131	0.1147	1.6148	11,419.8032
Worker	4.9059	3.1967	42.7534	0.1322	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		13,632.9392	13,632.9392	0.3183	0.3417	13,742.7082
Total	**5.5197**	**23.9190**	**50.9757**	**0.2353**	**20.9543**	**0.2464**	**21.2006**	**5.6442**	**0.2329**	**5.8771**		**24,568.6523**	**24,568.6523**	**0.4330**	**1.9565**	**25,162.5114**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002	0.0000	9,125.4114	9,125.4114	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**	**0.0000**	**9,125.4114**	**9,125.4114**	**2.5069**		**9,188.0843**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6138	20.7223	8.2223	0.1031	3.8301	0.1696	3.9997	1.1028	0.1622	1.2650		10,935.7131	10,935.7131	0.1147	1.6148	11,419.8032
Worker	4.9059	3.1967	42.7534	0.1322	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		13,632.9392	13,632.9392	0.3183	0.3417	13,742.7082
Total	**5.5197**	**23.9190**	**50.9757**	**0.2353**	**20.9543**	**0.2464**	**21.2006**	**5.6442**	**0.2329**	**5.8771**		**24,568.6523**	**24,568.6523**	**0.4330**	**1.9565**	**25,162.5114**

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	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973		9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**		**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6052	20.5526	8.1322	0.1012	3.8300	0.1697	3.9997	1.1028	0.1623	1.2651		10,743.1014	10,743.1014	0.1191	1.5832	11,217.8672
Worker	4.5991	2.8662	39.8939	0.1277	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		13,302.3960	13,302.3960	0.2877	0.3188	13,404.5810
Total	**5.2044**	**23.4189**	**48.0261**	**0.2289**	**20.9542**	**0.2427**	**21.1969**	**5.6442**	**0.2295**	**5.8737**		**24,045.4974**	**24,045.4974**	**0.4068**	**1.9020**	**24,622.4483**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973	0.0000	9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**	**0.0000**	**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6052	20.5526	8.1322	0.1012	3.8300	0.1697	3.9997	1.1028	0.1623	1.2651		10,743.1014	10,743.1014	0.1191	1.5832	11,217.8672
Worker	4.5991	2.8662	39.8939	0.1277	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		13,302.3960	13,302.3960	0.2877	0.3188	13,404.5810
Total	**5.2044**	**23.4189**	**48.0261**	**0.2289**	**20.9542**	**0.2427**	**21.1969**	**5.6442**	**0.2295**	**5.8737**		**24,045.4974**	**24,045.4974**	**0.4068**	**1.9020**	**24,622.4483**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

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	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	**28.7689**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**		**375.2641**	**375.2641**	**0.0211**		**375.7923**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9799	0.6385	8.5395	0.0264	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		2,723.0283	2,723.0283	0.0636	0.0682	2,744.9535
Total	**0.9799**	**0.6385**	**8.5395**	**0.0264**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**2,723.0283**	**2,723.0283**	**0.0636**	**0.0682**	**2,744.9535**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812	0.0000	375.2641	375.2641	0.0211		375.7923
Total	**28.7689**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**	**0.0000**	**375.2641**	**375.2641**	**0.0211**		**375.7923**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9799	0.6385	8.5395	0.0264	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		2,723.0283	2,723.0283	0.0636	0.0682	2,744.9535
Total	**0.9799**	**0.6385**	**8.5395**	**0.0264**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**2,723.0283**	**2,723.0283**	**0.0636**	**0.0682**	**2,744.9535**

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	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**28.7557**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9186	0.5725	7.9684	0.0255	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,657.0060	2,657.0060	0.0575	0.0637	2,677.4163
Total	**0.9186**	**0.5725**	**7.9684**	**0.0255**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,657.0060**	**2,657.0060**	**0.0575**	**0.0637**	**2,677.4163**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.5279					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**28.7557**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9186	0.5725	7.9684	0.0255	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,657.0060	2,657.0060	0.0575	0.0637	2,677.4163
Total	**0.9186**	**0.5725**	**7.9684**	**0.0255**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,657.0060**	**2,657.0060**	**0.0575**	**0.0637**	**2,677.4163**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Unmitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

Beaumont Pointe (Phase 2 Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

APPENDIX 3.3:

PHASE 3 CONSTRUCTION CALEEMOD OUTPUTS (WITHOUT MITIGATION)

This page intentionally left blank

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

Beaumont Pointe (Phase 3 Grading - Unmitigated)

Riverside-South Coast County, Summer

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 - Rule 403

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	110.00	270.00

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

tblConstructionPhase	PhaseEndDate	11/1/2024	6/13/2025
tblGrading	AcresOfGrading	4,860.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00
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 - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.8144	150.8184	107.1806	0.2848	25.7294	5.9795	31.7089	8.2033	5.5012	13.7045	0.0000	27,606.7346	27,606.7346	8.7565	0.0126	27,829.4131
2025	13.1702	126.5238	98.0432	0.2845	25.7294	4.9940	30.7234	8.2033	4.5945	12.7978	0.0000	27,577.4344	27,577.4344	8.7503	0.0118	27,799.7074
Maximum	**14.8144**	**150.8184**	**107.1806**	**0.2848**	**25.7294**	**5.9795**	**31.7089**	**8.2033**	**5.5012**	**13.7045**	**0.0000**	**27,606.7346**	**27,606.7346**	**8.7565**	**0.0126**	**27,829.4131**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.8144	150.8184	107.1806	0.2848	10.4299	5.9795	16.4094	3.3042	5.5012	8.8053	0.0000	27,606.7346	27,606.7346	8.7565	0.0126	27,829.4131
2025	13.1702	126.5238	98.0432	0.2845	10.4299	4.9940	15.4239	3.3042	4.5945	7.8987	0.0000	27,577.4344	27,577.4344	8.7503	0.0118	27,799.7074
Maximum	**14.8144**	**150.8184**	**107.1806**	**0.2848**	**10.4299**	**5.9795**	**16.4094**	**3.3042**	**5.5012**	**8.8053**	**0.0000**	**27,606.7346**	**27,606.7346**	**8.7565**	**0.0126**	**27,829.4131**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.46	0.00	49.01	59.72	0.00	36.97	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	4	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					25.0811	0.0000	25.0811	8.0314	0.0000	8.0314			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985		27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**25.0811**	**5.9766**	**31.0577**	**8.0314**	**5.4985**	**13.5299**		**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1976	0.1167	1.9924	5.5200e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		569.5168	569.5168	0.0121	0.0126	573.5857
Total	**0.1976**	**0.1167**	**1.9924**	**5.5200e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**569.5168**	**569.5168**	**0.0121**	**0.0126**	**573.5857**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.7816	0.0000	9.7816	3.1323	0.0000	3.1323			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985	0.0000	27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**9.7816**	**5.9766**	**15.7582**	**3.1323**	**5.4985**	**8.6307**	**0.0000**	**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1976	0.1167	1.9924	5.5200e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		569.5168	569.5168	0.0121	0.0126	573.5857
Total	**0.1976**	**0.1167**	**1.9924**	**5.5200e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**569.5168**	**569.5168**	**0.0121**	**0.0126**	**573.5857**

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	lb/day										lb/day					
Fugitive Dust					25.0811	0.0000	25.0811	8.0314	0.0000	8.0314			0.0000			0.0000
Off-Road	12.9855	126.4191	96.1865	0.2791		4.9912	4.9912		4.5919	4.5919		27,021.8707	27,021.8707	8.7394		27,240.3562
Total	**12.9855**	**126.4191**	**96.1865**	**0.2791**	**25.0811**	**4.9912**	**30.0723**	**8.0314**	**4.5919**	**12.6233**		**27,021.8707**	**27,021.8707**	**8.7394**		**27,240.3562**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1847	0.1047	1.8567	5.3300e-003	0.6483	2.7600e-003	0.6511	0.1719	2.5400e-003	0.1745		555.5637	555.5637	0.0109	0.0118	559.3512
Total	**0.1847**	**0.1047**	**1.8567**	**5.3300e-003**	**0.6483**	**2.7600e-003**	**0.6511**	**0.1719**	**2.5400e-003**	**0.1745**		**555.5637**	**555.5637**	**0.0109**	**0.0118**	**559.3512**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.7816	0.0000	9.7816	3.1323	0.0000	3.1323			0.0000			0.0000
Off-Road	12.9855	126.4191	96.1865	0.2791		4.9912	4.9912		4.5919	4.5919	0.0000	27,021.8707	27,021.8707	8.7394		27,240.3562
Total	**12.9855**	**126.4191**	**96.1865**	**0.2791**	**9.7816**	**4.9912**	**14.7729**	**3.1323**	**4.5919**	**7.7242**	**0.0000**	**27,021.8707**	**27,021.8707**	**8.7394**		**27,240.3562**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1847	0.1047	1.8567	5.3300e-003	0.6483	2.7600e-003	0.6511	0.1719	2.5400e-003	0.1745		555.5637	555.5637	0.0109	0.0118	559.3512
Total	**0.1847**	**0.1047**	**1.8567**	**5.3300e-003**	**0.6483**	**2.7600e-003**	**0.6511**	**0.1719**	**2.5400e-003**	**0.1745**		**555.5637**	**555.5637**	**0.0109**	**0.0118**	**559.3512**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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 - Unmitigated)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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/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 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 - Rule 1113

Vehicle Trips - Construction run only

Energy Use - Construction run only

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

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	110.00	328.00
tblConstructionPhase	NumDays	1,550.00	500.00
tblConstructionPhase	NumDays	110.00	164.00
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

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

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	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
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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	13.3762	92.9910	116.7599	0.4017	23.7692	3.0734	26.8426	6.4024	2.8725	9.2749	0.0000	40,855.0536	40,855.0536	3.5215	2.2036	41,599.7768
2025	65.7740	99.1019	147.7508	0.4662	27.9161	3.3878	31.3039	7.5022	3.1621	10.6642	0.0000	47,455.0043	47,455.0043	4.6394	2.2181	48,231.9694
2026	65.3586	98.5221	143.5117	0.4580	27.9160	3.3818	31.2978	7.5021	3.1565	10.6586	0.0000	46,762.6664	46,762.6664	4.6073	2.1567	47,520.5467
Maximum	**65.7740**	**99.1019**	**147.7508**	**0.4662**	**27.9161**	**3.3878**	**31.3039**	**7.5022**	**3.1621**	**10.6642**	**0.0000**	**47,455.0043**	**47,455.0043**	**4.6394**	**2.2181**	**48,231.9694**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	13.3762	92.9910	116.7599	0.4017	23.7692	3.0734	26.8426	6.4024	2.8725	9.2749	0.0000	40,855.0536	40,855.0536	3.5215	2.2036	41,599.7768
2025	65.7740	99.1019	147.7508	0.4662	27.9161	3.3878	31.3039	7.5022	3.1621	10.6642	0.0000	47,455.0043	47,455.0043	4.6394	2.2181	48,231.9693
2026	65.3586	98.5221	143.5117	0.4580	27.9160	3.3818	31.2978	7.5021	3.1565	10.6586	0.0000	46,762.6663	46,762.6663	4.6073	2.1567	47,520.5467
Maximum	**65.7740**	**99.1019**	**147.7508**	**0.4662**	**27.9161**	**3.3878**	**31.3039**	**7.5022**	**3.1621**	**10.6642**	**0.0000**	**47,455.0043**	**47,455.0043**	**4.6394**	**2.2181**	**48,231.9693**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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

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	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090		11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**		**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7522	22.1525	9.0161	0.1166	4.3425	0.1916	4.5341	1.2503	0.1833	1.4337		12,367.7763	12,367.7763	0.1326	1.8248	12,914.8916
Worker	5.9199	3.4967	59.7022	0.1654	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		17,065.8645	17,065.8645	0.3616	0.3788	17,187.7906
Total	**6.6722**	**25.6492**	**68.7183**	**0.2820**	**23.7692**	**0.2787**	**24.0480**	**6.4024**	**0.2635**	**6.6659**		**29,433.6408**	**29,433.6408**	**0.4942**	**2.2036**	**30,102.6822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090	0.0000	11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**	**0.0000**	**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7522	22.1525	9.0161	0.1166	4.3425	0.1916	4.5341	1.2503	0.1833	1.4337		12,367.7763	12,367.7763	0.1326	1.8248	12,914.8916
Worker	5.9199	3.4967	59.7022	0.1654	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		17,065.8645	17,065.8645	0.3616	0.3788	17,187.7906
Total	**6.6722**	**25.6492**	**68.7183**	**0.2820**	**23.7692**	**0.2787**	**24.0480**	**6.4024**	**0.2635**	**6.6659**		**29,433.6408**	**29,433.6408**	**0.4942**	**2.2036**	**30,102.6822**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7423	21.9703	8.9142	0.1145	4.3424	0.1918	4.5342	1.2503	0.1835	1.4338		12,149.7664	12,149.7664	0.1375	1.7891	12,686.3515
Worker	5.5342	3.1362	55.6379	0.1598	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		16,647.7544	16,647.7544	0.3260	0.3535	16,761.2482
Total	**6.2765**	**25.1065**	**64.5521**	**0.2743**	**23.7692**	**0.2746**	**24.0438**	**6.4024**	**0.2597**	**6.6621**		**28,797.5208**	**28,797.5208**	**0.4635**	**2.1426**	**29,447.5997**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7423	21.9703	8.9142	0.1145	4.3424	0.1918	4.5342	1.2503	0.1835	1.4338		12,149.7664	12,149.7664	0.1375	1.7891	12,686.3515
Worker	5.5342	3.1362	55.6379	0.1598	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		16,647.7544	16,647.7544	0.3260	0.3535	16,761.2482
Total	**6.2765**	**25.1065**	**64.5521**	**0.2743**	**23.7692**	**0.2746**	**24.0438**	**6.4024**	**0.2597**	**6.6621**		**28,797.5208**	**28,797.5208**	**0.4635**	**2.1426**	**29,447.5997**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7334	21.7503	8.8288	0.1124	4.3424	0.1910	4.5333	1.2503	0.1827	1.4330		11,928.7137	11,928.7137	0.1424	1.7531	12,454.7060
Worker	5.1992	2.8397	52.2148	0.1548	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		16,259.3742	16,259.3742	0.2954	0.3326	16,365.8699
Total	**5.9326**	**24.5899**	**61.0436**	**0.2672**	**23.7691**	**0.2695**	**24.0386**	**6.4024**	**0.2550**	**6.6573**		**28,188.0879**	**28,188.0879**	**0.4378**	**2.0857**	**28,820.5760**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7334	21.7503	8.8288	0.1124	4.3424	0.1910	4.5333	1.2503	0.1827	1.4330		11,928.7137	11,928.7137	0.1424	1.7531	12,454.7060
Worker	5.1992	2.8397	52.2148	0.1548	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		16,259.3742	16,259.3742	0.2954	0.3326	16,365.8699
Total	**5.9326**	**24.5899**	**61.0436**	**0.2672**	**23.7691**	**0.2695**	**24.0386**	**6.4024**	**0.2550**	**6.6573**		**28,188.0879**	**28,188.0879**	**0.4378**	**2.0857**	**28,820.5760**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0732	0.0415	0.7363	2.1100e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		220.3098	220.3098	4.3100e-003	4.6800e-003	221.8117
Total	**0.0732**	**0.0415**	**0.7363**	**2.1100e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**220.3098**	**220.3098**	**4.3100e-003**	**4.6800e-003**	**221.8117**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0732	0.0415	0.7363	2.1100e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		220.3098	220.3098	4.3100e-003	4.6800e-003	221.8117
Total	**0.0732**	**0.0415**	**0.7363**	**2.1100e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**220.3098**	**220.3098**	**4.3100e-003**	**4.6800e-003**	**221.8117**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0688	0.0376	0.6910	2.0500e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		215.1701	215.1701	3.9100e-003	4.4000e-003	216.5794
Total	**0.0688**	**0.0376**	**0.6910**	**2.0500e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**215.1701**	**215.1701**	**3.9100e-003**	**4.4000e-003**	**216.5794**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0688	0.0376	0.6910	2.0500e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		215.1701	215.1701	3.9100e-003	4.4000e-003	216.5794
Total	**0.0688**	**0.0376**	**0.6910**	**2.0500e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**215.1701**	**215.1701**	**3.9100e-003**	**4.4000e-003**	**216.5794**

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	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1081	0.6280	11.1404	0.0320	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,333.3823	3,333.3823	0.0653	0.0708	3,356.1072
Total	**1.1081**	**0.6280**	**11.1404**	**0.0320**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,333.3823**	**3,333.3823**	**0.0653**	**0.0708**	**3,356.1072**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1081	0.6280	11.1404	0.0320	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,333.3823	3,333.3823	0.0653	0.0708	3,356.1072
Total	**1.1081**	**0.6280**	**11.1404**	**0.0320**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,333.3823**	**3,333.3823**	**0.0653**	**0.0708**	**3,356.1072**

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	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0410	0.5686	10.4550	0.0310	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		3,255.6169	3,255.6169	0.0592	0.0666	3,276.9406
Total	**1.0410**	**0.5686**	**10.4550**	**0.0310**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**3,255.6169**	**3,255.6169**	**0.0592**	**0.0666**	**3,276.9406**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0410	0.5686	10.4550	0.0310	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		3,255.6169	3,255.6169	0.0592	0.0666	3,276.9406
Total	**1.0410**	**0.5686**	**10.4550**	**0.0310**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**3,255.6169**	**3,255.6169**	**0.0592**	**0.0666**	**3,276.9406**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Unmitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	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/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 (Commercial uses) is 30.20 acres

Construction Phase - Construction anticipated to end in 2027

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

Off-road Equipment -

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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

Architectural Coating - Rule 1113

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

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
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	81.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.10	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	61.60	0.00
tblVehicleTrips	CC_TTP	69.00	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_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

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

tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	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_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
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

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

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
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

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

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 - Unmitigated) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	64.8702	60.6160	73.7224	0.2090	8.9730	2.3103	11.2833	2.4111	2.1550	4.5661	0.0000	20,950.9751	20,950.9751	3.1006	0.6885	21,233.6489
2027	64.7483	60.4477	72.5567	0.2066	8.9730	2.3081	11.2811	2.4111	2.1530	4.5641	0.0000	20,741.4768	20,741.4768	3.0917	0.6698	21,018.3632
Maximum	**64.8702**	**60.6160**	**73.7224**	**0.2090**	**8.9730**	**2.3103**	**11.2833**	**2.4111**	**2.1550**	**4.5661**	**0.0000**	**20,950.9751**	**20,950.9751**	**3.1006**	**0.6885**	**21,233.6489**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	64.8702	60.6160	73.7224	0.2090	8.9730	2.3103	11.2833	2.4111	2.1550	4.5661	0.0000	20,950.9751	20,950.9751	3.1006	0.6885	21,233.6489
2027	64.7483	60.4477	72.5567	0.2066	8.9730	2.3081	11.2811	2.4111	2.1530	4.5641	0.0000	20,741.4768	20,741.4768	3.0917	0.6698	21,018.3632
Maximum	**64.8702**	**60.6160**	**73.7224**	**0.2090**	**8.9730**	**2.3103**	**11.2833**	**2.4111**	**2.1550**	**4.5661**	**0.0000**	**20,950.9751**	**20,950.9751**	**3.1006**	**0.6885**	**21,233.6489**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

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	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2336	6.9293	2.8127	0.0358	1.3834	0.0608	1.4442	0.3983	0.0582	0.4565		3,800.2982	3,800.2982	0.0454	0.5585	3,967.8710
Worker	1.6543	0.9035	16.6138	0.0493	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		5,173.4373	5,173.4373	0.0940	0.1058	5,207.3223
Total	**1.8879**	**7.8328**	**19.4265**	**0.0851**	**7.5646**	**0.0858**	**7.6505**	**2.0376**	**0.0812**	**2.1188**		**8,973.7354**	**8,973.7354**	**0.1394**	**0.6643**	**9,175.1932**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2336	6.9293	2.8127	0.0358	1.3834	0.0608	1.4442	0.3983	0.0582	0.4565		3,800.2982	3,800.2982	0.0454	0.5585	3,967.8710
Worker	1.6543	0.9035	16.6138	0.0493	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		5,173.4373	5,173.4373	0.0940	0.1058	5,207.3223
Total	**1.8879**	**7.8328**	**19.4265**	**0.0851**	**7.5646**	**0.0858**	**7.6505**	**2.0376**	**0.0812**	**2.1188**		**8,973.7354**	**8,973.7354**	**0.1394**	**0.6643**	**9,175.1932**

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2312	6.8589	2.7906	0.0351	1.3834	0.0605	1.4439	0.3983	0.0579	0.4562		3,726.2147	3,726.2147	0.0467	0.5467	3,890.3030
Worker	1.5570	0.8238	15.6824	0.0478	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		5,063.1510	5,063.1510	0.0856	0.1002	5,095.1604
Total	**1.7882**	**7.6827**	**18.4730**	**0.0829**	**7.5646**	**0.0840**	**7.6486**	**2.0376**	**0.0795**	**2.1171**		**8,789.3657**	**8,789.3657**	**0.1323**	**0.6469**	**8,985.4634**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.2 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2312	6.8589	2.7906	0.0351	1.3834	0.0605	1.4439	0.3983	0.0579	0.4562		3,726.2147	3,726.2147	0.0467	0.5467	3,890.3030
Worker	1.5570	0.8238	15.6824	0.0478	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		5,063.1510	5,063.1510	0.0856	0.1002	5,095.1604
Total	**1.7882**	**7.6827**	**18.4730**	**0.0829**	**7.5646**	**0.0840**	**7.6486**	**2.0376**	**0.0795**	**2.1171**		**8,789.3657**	**8,789.3657**	**0.1323**	**0.6469**	**8,985.4634**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0449	0.0245	0.4507	1.3400e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		140.3283	140.3283	2.5500e-003	2.8700e-003	141.2474
Total	**0.0449**	**0.0245**	**0.4507**	**1.3400e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**140.3283**	**140.3283**	**2.5500e-003**	**2.8700e-003**	**141.2474**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0449	0.0245	0.4507	1.3400e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		140.3283	140.3283	2.5500e-003	2.8700e-003	141.2474
Total	**0.0449**	**0.0245**	**0.4507**	**1.3400e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**140.3283**	**140.3283**	**2.5500e-003**	**2.8700e-003**	**141.2474**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

3.3 Paving - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0422	0.0224	0.4254	1.3000e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		137.3368	137.3368	2.3200e-003	2.7200e-003	138.2051
Total	**0.0422**	**0.0224**	**0.4254**	**1.3000e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**137.3368**	**137.3368**	**2.3200e-003**	**2.7200e-003**	**138.2051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

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

3.3 Paving - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0422	0.0224	0.4254	1.3000e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		137.3368	137.3368	2.3200e-003	2.7200e-003	138.2051
Total	**0.0422**	**0.0224**	**0.4254**	**1.3000e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**137.3368**	**137.3368**	**2.3200e-003**	**2.7200e-003**	**138.2051**

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	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3321	0.1814	3.3348	9.8900e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		1,038.4295	1,038.4295	0.0189	0.0212	1,045.2311
Total	**0.3321**	**0.1814**	**3.3348**	**9.8900e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**1,038.4295**	**1,038.4295**	**0.0189**	**0.0212**	**1,045.2311**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3321	0.1814	3.3348	9.8900e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		1,038.4295	1,038.4295	0.0189	0.0212	1,045.2311
Total	**0.3321**	**0.1814**	**3.3348**	**9.8900e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**1,038.4295**	**1,038.4295**	**0.0189**	**0.0212**	**1,045.2311**

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	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3125	0.1654	3.1478	9.6000e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		1,016.2925	1,016.2925	0.0172	0.0201	1,022.7176
Total	**0.3125**	**0.1654**	**3.1478**	**9.6000e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**1,016.2925**	**1,016.2925**	**0.0172**	**0.0201**	**1,022.7176**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3125	0.1654	3.1478	9.6000e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		1,016.2925	1,016.2925	0.0172	0.0201	1,022.7176
Total	**0.3125**	**0.1654**	**3.1478**	**9.6000e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**1,016.2925**	**1,016.2925**	**0.0172**	**0.0201**	**1,022.7176**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Unmitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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

Beaumont Pointe (Phase 3 Grading - Unmitigated)

Riverside-South Coast County, Winter

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 - Rule 403

Fleet Mix - Construction run only

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	110.00	270.00

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

tblConstructionPhase	PhaseEndDate	11/1/2024	6/13/2025
tblGrading	AcresOfGrading	4,860.00	3,300.00
tblGrading	MaterialImported	0.00	160,469.00
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	14.00
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 - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.8025	150.8227	106.8068	0.2843	25.7294	5.9795	31.7089	8.2033	5.5012	13.7045	0.0000	27,553.3474	27,553.3474	8.7564	0.0129	27,776.1127
2025	13.1596	126.5276	97.6968	0.2840	25.7294	4.9940	30.7234	8.2033	4.5945	12.7978	0.0000	27,525.4862	27,525.4862	8.7503	0.0121	27,747.8404
Maximum	**14.8025**	**150.8227**	**106.8068**	**0.2843**	**25.7294**	**5.9795**	**31.7089**	**8.2033**	**5.5012**	**13.7045**	**0.0000**	**27,553.3474**	**27,553.3474**	**8.7564**	**0.0129**	**27,776.1127**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	14.8025	150.8227	106.8068	0.2843	10.4299	5.9795	16.4094	3.3042	5.5012	8.8053	0.0000	27,553.3474	27,553.3474	8.7564	0.0129	27,776.1127
2025	13.1596	126.5276	97.6968	0.2840	10.4299	4.9940	15.4239	3.3042	4.5945	7.8987	0.0000	27,525.4862	27,525.4862	8.7503	0.0121	27,747.8403
Maximum	**14.8025**	**150.8227**	**106.8068**	**0.2843**	**10.4299**	**5.9795**	**16.4094**	**3.3042**	**5.5012**	**8.8053**	**0.0000**	**27,553.3474**	**27,553.3474**	**8.7564**	**0.0129**	**27,776.1127**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.46	0.00	49.01	59.72	0.00	36.97	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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	4	8.00	212	0.43
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	2	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	14	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

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	23	58.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					25.0811	0.0000	25.0811	8.0314	0.0000	8.0314			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985		27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**25.0811**	**5.9766**	**31.0577**	**8.0314**	**5.4985**	**13.5299**		**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1857	0.1210	1.6186	5.0000e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		516.1296	516.1296	0.0121	0.0129	520.2853
Total	**0.1857**	**0.1210**	**1.6186**	**5.0000e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**516.1296**	**516.1296**	**0.0121**	**0.0129**	**520.2853**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.7816	0.0000	9.7816	3.1323	0.0000	3.1323			0.0000			0.0000
Off-Road	14.6168	150.7017	105.1882	0.2793		5.9766	5.9766		5.4985	5.4985	0.0000	27,037.2178	27,037.2178	8.7444		27,255.8274
Total	**14.6168**	**150.7017**	**105.1882**	**0.2793**	**9.7816**	**5.9766**	**15.7582**	**3.1323**	**5.4985**	**8.6307**	**0.0000**	**27,037.2178**	**27,037.2178**	**8.7444**		**27,255.8274**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1857	0.1210	1.6186	5.0000e-003	0.6483	2.9100e-003	0.6512	0.1719	2.6800e-003	0.1746		516.1296	516.1296	0.0121	0.0129	520.2853
Total	**0.1857**	**0.1210**	**1.6186**	**5.0000e-003**	**0.6483**	**2.9100e-003**	**0.6512**	**0.1719**	**2.6800e-003**	**0.1746**		**516.1296**	**516.1296**	**0.0121**	**0.0129**	**520.2853**

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	lb/day										lb/day					
Fugitive Dust					25.0811	0.0000	25.0811	8.0314	0.0000	8.0314			0.0000			0.0000
Off-Road	12.9855	126.4191	96.1865	0.2791		4.9912	4.9912		4.5919	4.5919		27,021.8707	27,021.8707	8.7394		27,240.3562
Total	**12.9855**	**126.4191**	**96.1865**	**0.2791**	**25.0811**	**4.9912**	**30.0723**	**8.0314**	**4.5919**	**12.6233**		**27,021.8707**	**27,021.8707**	**8.7394**		**27,240.3562**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1741	0.1085	1.5103	4.8300e-003	0.6483	2.7600e-003	0.6511	0.1719	2.5400e-003	0.1745		503.6155	503.6155	0.0109	0.0121	507.4841
Total	**0.1741**	**0.1085**	**1.5103**	**4.8300e-003**	**0.6483**	**2.7600e-003**	**0.6511**	**0.1719**	**2.5400e-003**	**0.1745**		**503.6155**	**503.6155**	**0.0109**	**0.0121**	**507.4841**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.7816	0.0000	9.7816	3.1323	0.0000	3.1323			0.0000			0.0000
Off-Road	12.9855	126.4191	96.1865	0.2791		4.9912	4.9912		4.5919	4.5919	0.0000	27,021.8707	27,021.8707	8.7394		27,240.3562
Total	**12.9855**	**126.4191**	**96.1865**	**0.2791**	**9.7816**	**4.9912**	**14.7729**	**3.1323**	**4.5919**	**7.7242**	**0.0000**	**27,021.8707**	**27,021.8707**	**8.7394**		**27,240.3562**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1741	0.1085	1.5103	4.8300e-003	0.6483	2.7600e-003	0.6511	0.1719	2.5400e-003	0.1745		503.6155	503.6155	0.0109	0.0121	507.4841
Total	**0.1741**	**0.1085**	**1.5103**	**4.8300e-003**	**0.6483**	**2.7600e-003**	**0.6511**	**0.1719**	**2.5400e-003**	**0.1745**		**503.6155**	**503.6155**	**0.0109**	**0.0121**	**507.4841**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 Grading - Unmitigated) - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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 - Unmitigated)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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/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 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 - Rule 1113

Vehicle Trips - Construction run only

Energy Use - Construction run only

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

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblConstructionPhase	NumDays	110.00	328.00
tblConstructionPhase	NumDays	1,550.00	500.00
tblConstructionPhase	NumDays	110.00	164.00
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

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

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	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
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

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

2.0 Emissions Summary

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

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	12.9655	94.4629	105.8660	0.3864	23.7692	3.0740	26.8433	6.4024	2.8731	9.2755	0.0000	39,286.1866	39,286.1866	3.5184	2.2185	40,035.2488
2025	65.3337	100.5739	135.4614	0.4483	27.9161	3.3885	31.3045	7.5022	3.1627	10.6648	0.0000	45,596.5991	45,596.5991	4.6375	2.2338	46,378.2092
2026	64.9599	99.9678	132.0459	0.4407	27.9160	3.3824	31.2984	7.5021	3.1571	10.6592	0.0000	44,951.5471	44,951.5471	4.6061	2.1717	45,713.8561
Maximum	**65.3337**	**100.5739**	**135.4614**	**0.4483**	**27.9161**	**3.3885**	**31.3045**	**7.5022**	**3.1627**	**10.6648**	**0.0000**	**45,596.5991**	**45,596.5991**	**4.6375**	**2.2338**	**46,378.2092**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	12.9655	94.4629	105.8660	0.3864	23.7692	3.0740	26.8433	6.4024	2.8731	9.2755	0.0000	39,286.1866	39,286.1866	3.5184	2.2185	40,035.2488
2025	65.3337	100.5739	135.4614	0.4483	27.9161	3.3885	31.3045	7.5022	3.1627	10.6648	0.0000	45,596.5991	45,596.5991	4.6375	2.2338	46,378.2092
2026	64.9599	99.9678	132.0459	0.4407	27.9160	3.3824	31.2984	7.5021	3.1571	10.6592	0.0000	44,951.5471	44,951.5471	4.6061	2.1717	45,713.8561
Maximum	**65.3337**	**100.5739**	**135.4614**	**0.4483**	**27.9161**	**3.3885**	**31.3045**	**7.5022**	**3.1627**	**10.6648**	**0.0000**	**45,596.5991**	**45,596.5991**	**4.6375**	**2.2338**	**46,378.2092**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

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	N20	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	

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

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

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

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

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	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090		11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**		**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6959	23.4945	9.3223	0.1169	4.3425	0.1923	4.5348	1.2503	0.1839	1.4343		12,398.6848	12,398.6848	0.1301	1.8309	12,947.5361
Worker	5.5656	3.6266	48.5022	0.1499	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		15,466.0890	15,466.0890	0.3611	0.3876	15,590.6181
Total	**6.2615**	**27.1211**	**57.8244**	**0.2668**	**23.7692**	**0.2794**	**24.0486**	**6.4024**	**0.2641**	**6.6665**		**27,864.7737**	**27,864.7737**	**0.4912**	**2.2185**	**28,538.1542**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090	0.0000	11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**	**0.0000**	**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6959	23.4945	9.3223	0.1169	4.3425	0.1923	4.5348	1.2503	0.1839	1.4343		12,398.6848	12,398.6848	0.1301	1.8309	12,947.5361
Worker	5.5656	3.6266	48.5022	0.1499	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		15,466.0890	15,466.0890	0.3611	0.3876	15,590.6181
Total	**6.2615**	**27.1211**	**57.8244**	**0.2668**	**23.7692**	**0.2794**	**24.0486**	**6.4024**	**0.2641**	**6.6665**		**27,864.7737**	**27,864.7737**	**0.4912**	**2.2185**	**28,538.1542**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6862	23.3022	9.2201	0.1148	4.3424	0.1924	4.5348	1.2503	0.1841	1.4344		12,180.3056	12,180.3056	0.1350	1.7950	12,718.5853
Worker	5.2176	3.2516	45.2582	0.1449	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		15,091.0994	15,091.0994	0.3264	0.3616	15,207.0247
Total	**5.9037**	**26.5538**	**54.4783**	**0.2596**	**23.7692**	**0.2752**	**24.0444**	**6.4024**	**0.2603**	**6.6627**		**27,271.4050**	**27,271.4050**	**0.4614**	**2.1566**	**27,925.6100**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6862	23.3022	9.2201	0.1148	4.3424	0.1924	4.5348	1.2503	0.1841	1.4344		12,180.3056	12,180.3056	0.1350	1.7950	12,718.5853
Worker	5.2176	3.2516	45.2582	0.1449	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		15,091.0994	15,091.0994	0.3264	0.3616	15,207.0247
Total	**5.9037**	**26.5538**	**54.4783**	**0.2596**	**23.7692**	**0.2752**	**24.0444**	**6.4024**	**0.2603**	**6.6627**		**27,271.4050**	**27,271.4050**	**0.4614**	**2.1566**	**27,925.6100**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6775	23.0701	9.1344	0.1127	4.3424	0.1916	4.5339	1.2503	0.1833	1.4335		11,958.8271	11,958.8271	0.1399	1.7589	12,486.4740
Worker	4.9167	2.9434	42.5142	0.1404	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		14,742.0378	14,742.0378	0.2966	0.3402	14,850.8197
Total	**5.5942**	**26.0135**	**51.6486**	**0.2530**	**23.7691**	**0.2701**	**24.0392**	**6.4024**	**0.2555**	**6.6579**		**26,700.8650**	**26,700.8650**	**0.4364**	**2.0991**	**27,337.2937**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6775	23.0701	9.1344	0.1127	4.3424	0.1916	4.5339	1.2503	0.1833	1.4335		11,958.8271	11,958.8271	0.1399	1.7589	12,486.4740
Worker	4.9167	2.9434	42.5142	0.1404	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		14,742.0378	14,742.0378	0.2966	0.3402	14,850.8197
Total	**5.5942**	**26.0135**	**51.6486**	**0.2530**	**23.7691**	**0.2701**	**24.0392**	**6.4024**	**0.2555**	**6.6579**		**26,700.8650**	**26,700.8650**	**0.4364**	**2.0991**	**27,337.2937**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0691	0.0430	0.5989	1.9200e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		199.7096	199.7096	4.3200e-003	4.7900e-003	201.2437
Total	**0.0691**	**0.0430**	**0.5989**	**1.9200e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**199.7096**	**199.7096**	**4.3200e-003**	**4.7900e-003**	**201.2437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0691	0.0430	0.5989	1.9200e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		199.7096	199.7096	4.3200e-003	4.7900e-003	201.2437
Total	**0.0691**	**0.0430**	**0.5989**	**1.9200e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**199.7096**	**199.7096**	**4.3200e-003**	**4.7900e-003**	**201.2437**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0651	0.0390	0.5626	1.8600e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		195.0903	195.0903	3.9200e-003	4.5000e-003	196.5298
Total	**0.0651**	**0.0390**	**0.5626**	**1.8600e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**195.0903**	**195.0903**	**3.9200e-003**	**4.5000e-003**	**196.5298**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0651	0.0390	0.5626	1.8600e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		195.0903	195.0903	3.9200e-003	4.5000e-003	196.5298
Total	**0.0651**	**0.0390**	**0.5626**	**1.8600e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**195.0903**	**195.0903**	**3.9200e-003**	**4.5000e-003**	**196.5298**

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	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0447	0.6511	9.0621	0.0290	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,021.6931	3,021.6931	0.0654	0.0724	3,044.9048
Total	**1.0447**	**0.6511**	**9.0621**	**0.0290**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,021.6931**	**3,021.6931**	**0.0654**	**0.0724**	**3,044.9048**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0447	0.6511	9.0621	0.0290	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,021.6931	3,021.6931	0.0654	0.0724	3,044.9048
Total	**1.0447**	**0.6511**	**9.0621**	**0.0290**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,021.6931**	**3,021.6931**	**0.0654**	**0.0724**	**3,044.9048**

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	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9845	0.5894	8.5126	0.0281	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		2,951.8004	2,951.8004	0.0594	0.0681	2,973.5819
Total	**0.9845**	**0.5894**	**8.5126**	**0.0281**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**2,951.8004**	**2,951.8004**	**0.0594**	**0.0681**	**2,973.5819**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.9332					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**50.1610**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9845	0.5894	8.5126	0.0281	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		2,951.8004	2,951.8004	0.0594	0.0681	2,973.5819
Total	**0.9845**	**0.5894**	**8.5126**	**0.0281**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**2,951.8004**	**2,951.8004**	**0.0594**	**0.0681**	**2,973.5819**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Unmitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	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/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 (Commercial uses) is 30.20 acres

Construction Phase - Construction anticipated to end in 2027

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

Off-road Equipment -

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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

Architectural Coating - Rule 1113

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 - Rule 403

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	81.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.10	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	61.60	0.00
tblVehicleTrips	CC_TTP	69.00	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_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	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_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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
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

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

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 - Unmitigated) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	64.7420	61.0770	70.0299	0.2035	8.9730	2.3105	11.2835	2.4111	2.1552	4.5663	0.0000	20,367.7774	20,367.7774	3.1002	0.6933	20,651.8715
2027	64.6316	60.9011	69.0893	0.2012	8.9730	2.3083	11.2813	2.4111	2.1532	4.5643	0.0000	20,171.6383	20,171.6383	3.0915	0.6744	20,449.8850
Maximum	**64.7420**	**61.0770**	**70.0299**	**0.2035**	**8.9730**	**2.3105**	**11.2835**	**2.4111**	**2.1552**	**4.5663**	**0.0000**	**20,367.7774**	**20,367.7774**	**3.1002**	**0.6933**	**20,651.8715**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	64.7420	61.0770	70.0299	0.2035	8.9730	2.3105	11.2835	2.4111	2.1552	4.5663	0.0000	20,367.7774	20,367.7774	3.1002	0.6933	20,651.8714
2027	64.6316	60.9011	69.0893	0.2012	8.9730	2.3083	11.2813	2.4111	2.1532	4.5643	0.0000	20,171.6383	20,171.6383	3.0915	0.6744	20,449.8850
Maximum	**64.7420**	**61.0770**	**70.0299**	**0.2035**	**8.9730**	**2.3105**	**11.2835**	**2.4111**	**2.1552**	**4.5663**	**0.0000**	**20,367.7774**	**20,367.7774**	**3.1002**	**0.6933**	**20,651.8714**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

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

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2158	7.3498	2.9101	0.0359	1.3834	0.0610	1.4444	0.3983	0.0584	0.4567		3,809.8918	3,809.8918	0.0446	0.5604	3,977.9917
Worker	1.5644	0.9365	13.5272	0.0447	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		4,690.6484	4,690.6484	0.0944	0.1082	4,725.2608
Total	**1.7802**	**8.2863**	**16.4373**	**0.0806**	**7.5646**	**0.0860**	**7.6507**	**2.0376**	**0.0814**	**2.1190**		**8,500.5402**	**8,500.5402**	**0.1389**	**0.6686**	**8,703.2525**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2158	7.3498	2.9101	0.0359	1.3834	0.0610	1.4444	0.3983	0.0584	0.4567		3,809.8918	3,809.8918	0.0446	0.5604	3,977.9917
Worker	1.5644	0.9365	13.5272	0.0447	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		4,690.6484	4,690.6484	0.0944	0.1082	4,725.2608
Total	**1.7802**	**8.2863**	**16.4373**	**0.0806**	**7.5646**	**0.0860**	**7.6507**	**2.0376**	**0.0814**	**2.1190**		**8,500.5402**	**8,500.5402**	**0.1389**	**0.6686**	**8,703.2525**

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2135	7.2757	2.8879	0.0352	1.3834	0.0607	1.4441	0.3983	0.0581	0.4564		3,735.6713	3,735.6713	0.0459	0.5485	3,900.2746
Worker	1.4764	0.8537	12.7793	0.0434	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		4,591.3540	4,591.3540	0.0861	0.1025	4,624.0518
Total	**1.6899**	**8.1293**	**15.6671**	**0.0786**	**7.5646**	**0.0842**	**7.6488**	**2.0376**	**0.0797**	**2.1173**		**8,327.0252**	**8,327.0252**	**0.1321**	**0.6510**	**8,524.3264**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.2 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2135	7.2757	2.8879	0.0352	1.3834	0.0607	1.4441	0.3983	0.0581	0.4564		3,735.6713	3,735.6713	0.0459	0.5485	3,900.2746
Worker	1.4764	0.8537	12.7793	0.0434	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		4,591.3540	4,591.3540	0.0861	0.1025	4,624.0518
Total	**1.6899**	**8.1293**	**15.6671**	**0.0786**	**7.5646**	**0.0842**	**7.6488**	**2.0376**	**0.0797**	**2.1173**		**8,327.0252**	**8,327.0252**	**0.1321**	**0.6510**	**8,524.3264**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0424	0.0254	0.3669	1.2100e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		127.2328	127.2328	2.5600e-003	2.9400e-003	128.1716
Total	**0.0424**	**0.0254**	**0.3669**	**1.2100e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**127.2328**	**127.2328**	**2.5600e-003**	**2.9400e-003**	**128.1716**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0424	0.0254	0.3669	1.2100e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		127.2328	127.2328	2.5600e-003	2.9400e-003	128.1716
Total	**0.0424**	**0.0254**	**0.3669**	**1.2100e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**127.2328**	**127.2328**	**2.5600e-003**	**2.9400e-003**	**128.1716**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0401	0.0232	0.3466	1.1800e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		124.5394	124.5394	2.3400e-003	2.7800e-003	125.4264
Total	**0.0401**	**0.0232**	**0.3466**	**1.1800e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**124.5394**	**124.5394**	**2.3400e-003**	**2.7800e-003**	**125.4264**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

3.3 Paving - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0401	0.0232	0.3466	1.1800e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		124.5394	124.5394	2.3400e-003	2.7800e-003	125.4264
Total	**0.0401**	**0.0232**	**0.3466**	**1.1800e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**124.5394**	**124.5394**	**2.3400e-003**	**2.7800e-003**	**125.4264**

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	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3140	0.1880	2.7152	8.9600e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		941.5226	941.5226	0.0189	0.0217	948.4701
Total	**0.3140**	**0.1880**	**2.7152**	**8.9600e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**941.5226**	**941.5226**	**0.0189**	**0.0217**	**948.4701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3140	0.1880	2.7152	8.9600e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		941.5226	941.5226	0.0189	0.0217	948.4701
Total	**0.3140**	**0.1880**	**2.7152**	**8.9600e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**941.5226**	**941.5226**	**0.0189**	**0.0217**	**948.4701**

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	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2964	0.1714	2.5651	8.7100e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		921.5919	921.5919	0.0173	0.0206	928.1551
Total	**0.2964**	**0.1714**	**2.5651**	**8.7100e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**921.5919**	**921.5919**	**0.0173**	**0.0206**	**928.1551**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	55.3096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**55.5374**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2964	0.1714	2.5651	8.7100e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		921.5919	921.5919	0.0173	0.0206	928.1551
Total	**0.2964**	**0.1714**	**2.5651**	**8.7100e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**921.5919**	**921.5919**	**0.0173**	**0.0206**	**928.1551**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Unmitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Unmitigated) - Riverside-South Coast County, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX 3.4:

PHASE 1 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)

This page intentionally left blank

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

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

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

Riverside-South Coast County, Summer

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 Equipmet]) - Riverside-South Coast County, Summer

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

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

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

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 Equipmet]) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	8.2913	90.5250	59.0151	0.1453	38.3338	3.5695	41.9032	6.8589	3.2839	10.1428	0.0000	14,088.5133	14,088.5133	4.4639	7.6300e-003	14,202.3837
2023	7.7621	81.6295	56.6037	0.1452	38.3338	3.2201	41.5538	6.8589	2.9625	9.8213	0.0000	14,077.2675	14,077.2675	4.4621	7.0400e-003	14,190.9182
Maximum	**8.2913**	**90.5250**	**59.0151**	**0.1453**	**38.3338**	**3.5695**	**41.9032**	**6.8589**	**3.2839**	**10.1428**	**0.0000**	**14,088.5133**	**14,088.5133**	**4.4639**	**7.6300e-003**	**14,202.3837**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6124	67.6299	78.0670	0.1453	15.1547	2.5895	17.7442	2.7292	2.5893	5.3185	0.0000	14,088.5133	14,088.5133	4.4639	7.6300e-003	14,202.3837
2023	3.6037	67.6210	77.9716	0.1452	15.1547	2.5894	17.7441	2.7292	2.5892	5.3184	0.0000	14,077.2674	14,077.2674	4.4621	7.0400e-003	14,190.9182
Maximum	**3.6124**	**67.6299**	**78.0670**	**0.1453**	**15.1547**	**2.5895**	**17.7442**	**2.7292**	**2.5893**	**5.3185**	**0.0000**	**14,088.5133**	**14,088.5133**	**4.4639**	**7.6300e-003**	**14,202.3837**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	55.05	21.44	-34.96	0.00	60.47	23.72	57.48	60.21	17.09	46.72	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	8.1730	90.4484	57.8191	0.1423		3.5678	3.5678		3.2824	3.2824		13,778.4516	13,778.4516	4.4562		13,889.8574
Total	**8.1730**	**90.4484**	**57.8191**	**0.1423**	**37.9985**	**3.5678**	**41.5662**	**6.7699**	**3.2824**	**10.0523**		**13,778.4516**	**13,778.4516**	**4.4562**		**13,889.8574**

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

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1182	0.0766	1.1960	3.0500e-003	0.3353	1.6700e-003	0.3370	0.0889	1.5400e-003	0.0905		310.0617	310.0617	7.6800e-003	7.6300e-003	312.5263
Total	**0.1182**	**0.0766**	**1.1960**	**3.0500e-003**	**0.3353**	**1.6700e-003**	**0.3370**	**0.0889**	**1.5400e-003**	**0.0905**		**310.0617**	**310.0617**	**7.6800e-003**	**7.6300e-003**	**312.5263**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,778.4516	13,778.4516	4.4562		13,889.8574
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.8194**	**2.5878**	**17.4072**	**2.6403**	**2.5878**	**5.2281**	**0.0000**	**13,778.4516**	**13,778.4516**	**4.4562**		**13,889.8574**

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

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1182	0.0766	1.1960	3.0500e-003	0.3353	1.6700e-003	0.3370	0.0889	1.5400e-003	0.0905		310.0617	310.0617	7.6800e-003	7.6300e-003	312.5263
Total	**0.1182**	**0.0766**	**1.1960**	**3.0500e-003**	**0.3353**	**1.6700e-003**	**0.3370**	**0.0889**	**1.5400e-003**	**0.0905**		**310.0617**	**310.0617**	**7.6800e-003**	**7.6300e-003**	**312.5263**

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.6525	81.5618	55.5032	0.1423		3.2185	3.2185		2.9610	2.9610		13,775.4066	13,775.4066	4.4553		13,886.7877
Total	**7.6525**	**81.5618**	**55.5032**	**0.1423**	**37.9985**	**3.2185**	**41.2169**	**6.7699**	**2.9610**	**9.7309**		**13,775.4066**	**13,775.4066**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1096	0.0677	1.1006	2.9500e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		301.8609	301.8609	6.8900e-003	7.0400e-003	304.1305
Total	**0.1096**	**0.0677**	**1.1006**	**2.9500e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**301.8609**	**301.8609**	**6.8900e-003**	**7.0400e-003**	**304.1305**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,775.4065	13,775.4065	4.4553		13,886.7877
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.8194**	**2.5878**	**17.4072**	**2.6403**	**2.5878**	**5.2281**	**0.0000**	**13,775.4065**	**13,775.4065**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1096	0.0677	1.1006	2.9500e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		301.8609	301.8609	6.8900e-003	7.0400e-003	304.1305
Total	**0.1096**	**0.0677**	**1.1006**	**2.9500e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**301.8609**	**301.8609**	**6.8900e-003**	**7.0400e-003**	**304.1305**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	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	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Summer

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

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet])

Riverside-South Coast County, Summer

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 Equipmet]) - Riverside-South Coast County, Summer

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, Summer

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 Equipmet]) - Riverside-South Coast County, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	8.0809	88.7429	55.6802	0.1400	38.3114	3.4834	41.7949	6.8529	3.2048	10.0577	0.0000	13,567.8273	13,567.8273	4.3017	7.1200e-003	13,677.4904
2023	7.5661	80.0764	53.2726	0.1399	38.3114	3.1441	41.4556	6.8529	2.8926	9.7456	0.0000	13,557.0378	13,557.0378	4.2999	6.5700e-003	13,666.4936
Maximum	**8.0809**	**88.7429**	**55.6802**	**0.1400**	**38.3114**	**3.4834**	**41.7949**	**6.8529**	**3.2048**	**10.0577**	**0.0000**	**13,567.8273**	**13,567.8273**	**4.3017**	**7.1200e-003**	**13,677.4904**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.7939	7.3668	62.8457	0.1400	15.1324	0.2260	15.3584	2.7233	0.2259	2.9492	0.0000	13,567.8273	13,567.8273	4.3017	7.1200e-003	13,677.4904
2023	1.7858	7.3585	62.7567	0.1399	15.1324	0.2259	15.3583	2.7233	0.2258	2.9491	0.0000	13,557.0377	13,557.0377	4.2999	6.5700e-003	13,666.4936
Maximum	**1.7939**	**7.3668**	**62.8457**	**0.1400**	**15.1324**	**0.2260**	**15.3584**	**2.7233**	**0.2259**	**2.9492**	**0.0000**	**13,567.8273**	**13,567.8273**	**4.3017**	**7.1200e-003**	**13,677.4904**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	77.12	91.28	-15.28	0.00	60.50	93.18	63.10	60.26	92.59	70.22	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.9706	88.6714	54.5640	0.1371		3.4819	3.4819		3.2033	3.2033		13,278.4363	13,278.4363	4.2945		13,385.7992
Total	**7.9706**	**88.6714**	**54.5640**	**0.1371**	**37.9985**	**3.4819**	**41.4803**	**6.7699**	**3.2033**	**9.9733**		**13,278.4363**	**13,278.4363**	**4.2945**		**13,385.7992**

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

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1103	0.0715	1.1162	2.8400e-003	0.3130	1.5600e-003	0.3145	0.0830	1.4400e-003	0.0844		289.3910	289.3910	7.1700e-003	7.1200e-003	291.6912
Total	**0.1103**	**0.0715**	**1.1162**	**2.8400e-003**	**0.3130**	**1.5600e-003**	**0.3145**	**0.0830**	**1.4400e-003**	**0.0844**		**289.3910**	**289.3910**	**7.1700e-003**	**7.1200e-003**	**291.6912**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,278.4363	13,278.4363	4.2945		13,385.7992
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.8194**	**0.2245**	**15.0439**	**2.6403**	**0.2245**	**2.8648**	**0.0000**	**13,278.4363**	**13,278.4363**	**4.2945**		**13,385.7992**

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

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1103	0.0715	1.1162	2.8400e-003	0.3130	1.5600e-003	0.3145	0.0830	1.4400e-003	0.0844		289.3910	289.3910	7.1700e-003	7.1200e-003	291.6912
Total	**0.1103**	**0.0715**	**1.1162**	**2.8400e-003**	**0.3130**	**1.5600e-003**	**0.3145**	**0.0830**	**1.4400e-003**	**0.0844**		**289.3910**	**289.3910**	**7.1700e-003**	**7.1200e-003**	**291.6912**

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.4638	80.0132	52.2454	0.1371		3.1427	3.1427		2.8913	2.8913		13,275.3009	13,275.3009	4.2935		13,382.6385
Total	**7.4638**	**80.0132**	**52.2454**	**0.1371**	**37.9985**	**3.1427**	**41.1411**	**6.7699**	**2.8913**	**9.6612**		**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6385**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1023	0.0632	1.0272	2.7500e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		281.7368	281.7368	6.4300e-003	6.5700e-003	283.8552
Total	**0.1023**	**0.0632**	**1.0272**	**2.7500e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**281.7368**	**281.7368**	**6.4300e-003**	**6.5700e-003**	**283.8552**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,275.3009	13,275.3009	4.2935		13,382.6384
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.8194**	**0.2245**	**15.0439**	**2.6403**	**0.2245**	**2.8648**	**0.0000**	**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6384**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1023	0.0632	1.0272	2.7500e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		281.7368	281.7368	6.4300e-003	6.5700e-003	283.8552
Total	**0.1023**	**0.0632**	**1.0272**	**2.7500e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**281.7368**	**281.7368**	**6.4300e-003**	**6.5700e-003**	**283.8552**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	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	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Summer

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, Summer

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, Summer

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, Summer

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.4923	74.6499	87.8214	0.2874	16.8741	2.5631	19.4372	4.5451	2.4026	6.9477	0.0000	29,137.9471	29,137.9471	2.2832	1.6900	29,698.6366
2023	18.0267	75.3644	108.7731	0.3313	19.8026	2.7114	22.5139	5.3218	2.5345	7.8563	0.0000	33,552.2044	33,552.2044	3.0242	1.6678	34,124.8184
Maximum	**18.0267**	**75.3644**	**108.7731**	**0.3313**	**19.8026**	**2.7114**	**22.5139**	**5.3218**	**2.5345**	**7.8563**	**0.0000**	**33,552.2044**	**33,552.2044**	**3.0242**	**1.6900**	**34,124.8184**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.5567	29.0670	95.5652	0.2874	16.8741	0.4776	17.3517	4.5451	0.4595	5.0046	0.0000	29,137.9471	29,137.9471	2.2832	1.6900	29,698.6366
2023	13.6226	26.0120	119.7792	0.3313	19.8026	0.3723	20.1749	5.3218	0.3601	5.6819	0.0000	33,552.2044	33,552.2044	3.0242	1.6678	34,124.8184
Maximum	**13.6226**	**29.0670**	**119.7792**	**0.3313**	**19.8026**	**0.4776**	**20.1749**	**5.3218**	**0.4595**	**5.6819**	**0.0000**	**33,552.2044**	**33,552.2044**	**3.0242**	**1.6900**	**34,124.8184**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	29.24	63.28	-9.54	0.00	0.00	83.89	10.55	0.00	83.40	27.81	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588		7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**		**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

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

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

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7827	20.3396	7.0723	0.0876	3.0809	0.2933	3.3741	0.8871	0.2806	1.1676		9,280.6707	9,280.6707	0.0982	1.3763	9,693.2585
Worker	4.8630	3.1515	49.1943	0.1254	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		12,753.8727	12,753.8727	0.3159	0.3137	12,855.2487
Total	**5.6457**	**23.4911**	**56.2665**	**0.2129**	**16.8741**	**0.3620**	**17.2361**	**4.5451**	**0.3438**	**4.8890**		**22,034.5434**	**22,034.5434**	**0.4141**	**1.6900**	**22,548.5072**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9110	5.5760	39.2987	0.0745		0.1156	0.1156		0.1156	0.1156	0.0000	7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**0.9110**	**5.5760**	**39.2987**	**0.0745**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

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

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

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7827	20.3396	7.0723	0.0876	3.0809	0.2933	3.3741	0.8871	0.2806	1.1676		9,280.6707	9,280.6707	0.0982	1.3763	9,693.2585
Worker	4.8630	3.1515	49.1943	0.1254	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		12,753.8727	12,753.8727	0.3159	0.3137	12,855.2487
Total	**5.6457**	**23.4911**	**56.2665**	**0.2129**	**16.8741**	**0.3620**	**17.2361**	**4.5451**	**0.3438**	**4.8890**		**22,034.5434**	**22,034.5434**	**0.4141**	**1.6900**	**22,548.5072**

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	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912		7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**		**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

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

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5422	15.7146	6.4705	0.0840	3.0808	0.1369	3.2177	0.8871	0.1309	1.0180		8,911.5352	8,911.5352	0.0909	1.3169	9,306.2307
Worker	4.5084	2.7859	45.2703	0.1213	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		12,416.5452	12,416.5452	0.2835	0.2895	12,509.9022
Total	**5.0506**	**18.5005**	**51.7408**	**0.2054**	**16.8740**	**0.2016**	**17.0756**	**4.5451**	**0.1905**	**4.7356**		**21,328.0803**	**21,328.0803**	**0.3744**	**1.6064**	**21,816.1329**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9110	5.5760	39.2987	0.0744		0.1156	0.1156		0.1156	0.1156	0.0000	7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**0.9110**	**5.5760**	**39.2987**	**0.0744**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

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

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5422	15.7146	6.4705	0.0840	3.0808	0.1369	3.2177	0.8871	0.1309	1.0180		8,911.5352	8,911.5352	0.0909	1.3169	9,306.2307
Worker	4.5084	2.7859	45.2703	0.1213	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		12,416.5452	12,416.5452	0.2835	0.2895	12,509.9022
Total	**5.0506**	**18.5005**	**51.7408**	**0.2054**	**16.8740**	**0.2016**	**17.0756**	**4.5451**	**0.1905**	**4.7356**		**21,328.0803**	**21,328.0803**	**0.3744**	**1.6064**	**21,816.1329**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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

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

3.3 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0339	0.5503	1.4700e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		150.9305	150.9305	3.4500e-003	3.5200e-003	152.0653
Total	**0.0548**	**0.0339**	**0.5503**	**1.4700e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**150.9305**	**150.9305**	**3.4500e-003**	**3.5200e-003**	**152.0653**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9234**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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

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

3.3 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0339	0.5503	1.4700e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		150.9305	150.9305	3.4500e-003	3.5200e-003	152.0653
Total	**0.0548**	**0.0339**	**0.5503**	**1.4700e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**150.9305**	**150.9305**	**3.4500e-003**	**3.5200e-003**	**152.0653**

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	lb/day										lb/day					
Archit. Coating	5.7507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**5.9423**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9024	0.5576	9.0614	0.0243	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,485.3214	2,485.3214	0.0568	0.0580	2,504.0080
Total	**0.9024**	**0.5576**	**9.0614**	**0.0243**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,485.3214**	**2,485.3214**	**0.0568**	**0.0580**	**2,504.0080**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.7507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**5.7804**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

3.4 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9024	0.5576	9.0614	0.0243	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,485.3214	2,485.3214	0.0568	0.0580	2,504.0080
Total	**0.9024**	**0.5576**	**9.0614**	**0.0243**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,485.3214**	**2,485.3214**	**0.0568**	**0.0580**	**2,504.0080**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Unmitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 1 Grading - Mitigated [Tier 3 Equipmet]) - Riverside-South Coast County, Winter

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

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

Riverside-South Coast County, Winter

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 Equipmet]) - Riverside-South Coast County, Winter

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

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

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

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 Equipmet]) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	8.2835	90.5279	58.7884	0.1451	38.3338	3.5695	41.9032	6.8589	3.2839	10.1428	0.0000	14,059.3038	14,059.3038	4.4639	7.8100e-003	14,173.2267
2023	7.7552	81.6321	56.3968	0.1449	38.3338	3.2201	41.5538	6.8589	2.9625	9.8213	0.0000	14,048.9197	14,048.9197	4.4621	7.2000e-003	14,162.6190
Maximum	**8.2835**	**90.5279**	**58.7884**	**0.1451**	**38.3338**	**3.5695**	**41.9032**	**6.8589**	**3.2839**	**10.1428**	**0.0000**	**14,059.3038**	**14,059.3038**	**4.4639**	**7.8100e-003**	**14,173.2267**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6046	67.6328	77.8403	0.1451	15.1547	2.5895	17.7442	2.7292	2.5893	5.3185	0.0000	14,059.3037	14,059.3037	4.4639	7.8100e-003	14,173.2267
2023	3.5969	67.6235	77.7647	0.1449	15.1547	2.5894	17.7441	2.7292	2.5892	5.3184	0.0000	14,048.9196	14,048.9196	4.4621	7.2000e-003	14,162.6190
Maximum	**3.6046**	**67.6328**	**77.8403**	**0.1451**	**15.1547**	**2.5895**	**17.7442**	**2.7292**	**2.5893**	**5.3185**	**0.0000**	**14,059.3037**	**14,059.3037**	**4.4639**	**7.8100e-003**	**14,173.2267**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	55.10	21.44	-35.09	0.00	60.47	23.72	57.48	60.21	17.09	46.72	0.00	0.00	0.00	0.00	0.00	0.00

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	8.1730	90.4484	57.8191	0.1423		3.5678	3.5678		3.2824	3.2824		13,778.4516	13,778.4516	4.4562		13,889.8574
Total	**8.1730**	**90.4484**	**57.8191**	**0.1423**	**37.9985**	**3.5678**	**41.5662**	**6.7699**	**3.2824**	**10.0523**		**13,778.4516**	**13,778.4516**	**4.4562**		**13,889.8574**

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

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1104	0.0795	0.9693	2.7600e-003	0.3353	1.6700e-003	0.3370	0.0889	1.5400e-003	0.0905		280.8522	280.8522	7.6300e-003	7.8100e-003	283.3693
Total	**0.1104**	**0.0795**	**0.9693**	**2.7600e-003**	**0.3353**	**1.6700e-003**	**0.3370**	**0.0889**	**1.5400e-003**	**0.0905**		**280.8522**	**280.8522**	**7.6300e-003**	**7.8100e-003**	**283.3693**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,778.4516	13,778.4516	4.4562		13,889.8574
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.8194**	**2.5878**	**17.4072**	**2.6403**	**2.5878**	**5.2281**	**0.0000**	**13,778.4516**	**13,778.4516**	**4.4562**		**13,889.8574**

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

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1104	0.0795	0.9693	2.7600e-003	0.3353	1.6700e-003	0.3370	0.0889	1.5400e-003	0.0905		280.8522	280.8522	7.6300e-003	7.8100e-003	283.3693
Total	**0.1104**	**0.0795**	**0.9693**	**2.7600e-003**	**0.3353**	**1.6700e-003**	**0.3370**	**0.0889**	**1.5400e-003**	**0.0905**		**280.8522**	**280.8522**	**7.6300e-003**	**7.8100e-003**	**283.3693**

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.6525	81.5618	55.5032	0.1423		3.2185	3.2185		2.9610	2.9610		13,775.4066	13,775.4066	4.4553		13,886.7877
Total	**7.6525**	**81.5618**	**55.5032**	**0.1423**	**37.9985**	**3.2185**	**41.2169**	**6.7699**	**2.9610**	**9.7309**		**13,775.4066**	**13,775.4066**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1027	0.0703	0.8937	2.6700e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		273.5131	273.5131	6.8700e-003	7.2000e-003	275.8313
Total	**0.1027**	**0.0703**	**0.8937**	**2.6700e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**273.5131**	**273.5131**	**6.8700e-003**	**7.2000e-003**	**275.8313**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,775.4065	13,775.4065	4.4553		13,886.7877
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.8194**	**2.5878**	**17.4072**	**2.6403**	**2.5878**	**5.2281**	**0.0000**	**13,775.4065**	**13,775.4065**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1027	0.0703	0.8937	2.6700e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		273.5131	273.5131	6.8700e-003	7.2000e-003	275.8313
Total	**0.1027**	**0.0703**	**0.8937**	**2.6700e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**273.5131**	**273.5131**	**6.8700e-003**	**7.2000e-003**	**275.8313**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	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	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 1 Grading - Mitigated [Tier 4 Equipmet]) - Riverside-South Coast County, Winter

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

Beaumont Pointe (Phase 1 Grading - Mitigated [Tier 4 Equipmet])

Riverside-South Coast County, Winter

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 Equipmet]) - Riverside-South Coast County, Winter

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, Winter

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 Equipmet]) - Riverside-South Coast County, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	8.0737	88.7457	55.4686	0.1397	38.3114	3.4834	41.7949	6.8529	3.2048	10.0577	0.0000	13,540.5650	13,540.5650	4.3016	7.2900e-003	13,650.2772
2023	7.5597	80.0788	53.0795	0.1396	38.3114	3.1441	41.4556	6.8529	2.8926	9.7456	0.0000	13,530.5798	13,530.5798	4.2999	6.7200e-003	13,640.0810
Maximum	**8.0737**	**88.7457**	**55.4686**	**0.1397**	**38.3114**	**3.4834**	**41.7949**	**6.8529**	**3.2048**	**10.0577**	**0.0000**	**13,540.5650**	**13,540.5650**	**4.3016**	**7.2900e-003**	**13,650.2772**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.7866	7.3695	62.6341	0.1397	15.1324	0.2260	15.3584	2.7233	0.2259	2.9492	0.0000	13,540.5650	13,540.5650	4.3016	7.2900e-003	13,650.2772
2023	1.7794	7.3609	62.5636	0.1396	15.1324	0.2259	15.3583	2.7233	0.2258	2.9491	0.0000	13,530.5798	13,530.5798	4.2999	6.7200e-003	13,640.0810
Maximum	**1.7866**	**7.3695**	**62.6341**	**0.1397**	**15.1324**	**0.2260**	**15.3584**	**2.7233**	**0.2259**	**2.9492**	**0.0000**	**13,540.5650**	**13,540.5650**	**4.3016**	**7.2900e-003**	**13,650.2772**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	77.19	91.27	-15.34	0.00	60.50	93.18	63.10	60.26	92.59	70.22	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
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
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
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**	**0.0000**	**0.0423**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.9706	88.6714	54.5640	0.1371		3.4819	3.4819		3.2033	3.2033		13,278.4363	13,278.4363	4.2945		13,385.7992
Total	**7.9706**	**88.6714**	**54.5640**	**0.1371**	**37.9985**	**3.4819**	**41.4803**	**6.7699**	**3.2033**	**9.9733**		**13,278.4363**	**13,278.4363**	**4.2945**		**13,385.7992**

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

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

3.2 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1031	0.0742	0.9046	2.5800e-003	0.3130	1.5600e-003	0.3145	0.0830	1.4400e-003	0.0844		262.1287	262.1287	7.1200e-003	7.2900e-003	264.4780
Total	**0.1031**	**0.0742**	**0.9046**	**2.5800e-003**	**0.3130**	**1.5600e-003**	**0.3145**	**0.0830**	**1.4400e-003**	**0.0844**		**262.1287**	**262.1287**	**7.1200e-003**	**7.2900e-003**	**264.4780**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,278.4363	13,278.4363	4.2945		13,385.7992
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.8194**	**0.2245**	**15.0439**	**2.6403**	**0.2245**	**2.8648**	**0.0000**	**13,278.4363**	**13,278.4363**	**4.2945**		**13,385.7992**

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

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

3.2 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1031	0.0742	0.9046	2.5800e-003	0.3130	1.5600e-003	0.3145	0.0830	1.4400e-003	0.0844		262.1287	262.1287	7.1200e-003	7.2900e-003	264.4780
Total	**0.1031**	**0.0742**	**0.9046**	**2.5800e-003**	**0.3130**	**1.5600e-003**	**0.3145**	**0.0830**	**1.4400e-003**	**0.0844**		**262.1287**	**262.1287**	**7.1200e-003**	**7.2900e-003**	**264.4780**

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	lb/day										lb/day					
Fugitive Dust					37.9985	0.0000	37.9985	6.7699	0.0000	6.7699			0.0000			0.0000
Off-Road	7.4638	80.0132	52.2454	0.1371		3.1427	3.1427		2.8913	2.8913		13,275.3009	13,275.3009	4.2935		13,382.6385
Total	**7.4638**	**80.0132**	**52.2454**	**0.1371**	**37.9985**	**3.1427**	**41.1411**	**6.7699**	**2.8913**	**9.6612**		**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6385**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0959	0.0656	0.8341	2.4900e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		255.2789	255.2789	6.4100e-003	6.7200e-003	257.4426
Total	**0.0959**	**0.0656**	**0.8341**	**2.4900e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**255.2789**	**255.2789**	**6.4100e-003**	**6.7200e-003**	**257.4426**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.8194	0.0000	14.8194	2.6403	0.0000	2.6403			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,275.3009	13,275.3009	4.2935		13,382.6384
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.8194**	**0.2245**	**15.0439**	**2.6403**	**0.2245**	**2.8648**	**0.0000**	**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6384**

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0959	0.0656	0.8341	2.4900e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		255.2789	255.2789	6.4100e-003	6.7200e-003	257.4426
Total	**0.0959**	**0.0656**	**0.8341**	**2.4900e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**255.2789**	**255.2789**	**6.4100e-003**	**6.7200e-003**	**257.4426**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	1.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	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	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Unmitigated	3.4050	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6025					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8008					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.7200e-003	1.7000e-004	0.0185	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0397	0.0397	1.0000e-004		0.0423
Total	**3.4050**	**1.7000e-004**	**0.0185**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0397**	**0.0397**	**1.0000e-004**		**0.0423**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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, Winter

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, Winter

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, Winter

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, Winter

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, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	10.1386	75.8582	78.7675	0.2757	16.8741	2.5639	19.4380	4.5451	2.4034	6.9485	0.0000	27,946.5811	27,946.5811	2.2795	1.7000	28,510.1651
2023	17.6438	76.4423	98.6741	0.3177	19.8026	2.7118	22.5144	5.3218	2.5350	7.8567	0.0000	32,160.7101	32,160.7101	3.0212	1.6804	32,737.0100
Maximum	**17.6438**	**76.4423**	**98.6741**	**0.3177**	**19.8026**	**2.7118**	**22.5144**	**5.3218**	**2.5350**	**7.8567**	**0.0000**	**32,160.7101**	**32,160.7101**	**3.0212**	**1.7000**	**32,737.0100**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.2030	30.2753	86.5113	0.2757	16.8741	0.4784	17.3525	4.5451	0.4602	5.0053	0.0000	27,946.5811	27,946.5811	2.2795	1.7000	28,510.1651
2023	13.2397	27.0900	109.6802	0.3177	19.8026	0.3728	20.1753	5.3218	0.3606	5.6823	0.0000	32,160.7101	32,160.7101	3.0212	1.6804	32,737.0100
Maximum	**13.2397**	**30.2753**	**109.6802**	**0.3177**	**19.8026**	**0.4784**	**20.1753**	**5.3218**	**0.4602**	**5.6823**	**0.0000**	**32,160.7101**	**32,160.7101**	**3.0212**	**1.7000**	**32,737.0100**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	30.02	62.33	-10.57	0.00	0.00	83.87	10.55	0.00	83.38	27.81	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
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
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
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**	**0.0000**	**1.0700e-003**	**1.0700e-003**	**0.0000**	**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**	**0.0000**	**0.6850**

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	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	4.8465	51.1588	31.5549	0.0745		2.2012	2.2012		2.0588	2.0588		7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**4.8465**	**51.1588**	**31.5549**	**0.0745**		**2.2012**	**2.2012**		**2.0588**	**2.0588**		**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

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

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

3.2 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7492	21.4281	7.3439	0.0877	3.0809	0.2940	3.3749	0.8871	0.2813	1.1684		9,290.7924	9,290.7924	0.0967	1.3789	9,704.1119
Worker	4.5429	3.2713	39.8687	0.1136	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		11,552.3850	11,552.3850	0.3137	0.3211	11,655.9237
Total	**5.2920**	**24.6994**	**47.2126**	**0.2012**	**16.8741**	**0.3628**	**17.2368**	**4.5451**	**0.3446**	**4.8897**		**20,843.1774**	**20,843.1774**	**0.4104**	**1.7000**	**21,360.0357**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9110	5.5760	39.2987	0.0745		0.1156	0.1156		0.1156	0.1156	0.0000	7,103.4037	7,103.4037	1.8690		7,150.1294
Total	**0.9110**	**5.5760**	**39.2987**	**0.0745**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**7,103.4037**	**7,103.4037**	**1.8690**		**7,150.1294**

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

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

3.2 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7492	21.4281	7.3439	0.0877	3.0809	0.2940	3.3749	0.8871	0.2813	1.1684		9,290.7924	9,290.7924	0.0967	1.3789	9,704.1119
Worker	4.5429	3.2713	39.8687	0.1136	13.7932	0.0688	13.8620	3.6580	0.0633	3.7213		11,552.3850	11,552.3850	0.3137	0.3211	11,655.9237
Total	**5.2920**	**24.6994**	**47.2126**	**0.2012**	**16.8741**	**0.3628**	**17.2368**	**4.5451**	**0.3446**	**4.8897**		**20,843.1774**	**20,843.1774**	**0.4104**	**1.7000**	**21,360.0357**

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	lb/day										lb/day					
Off-Road	4.4009	44.7778	31.0253	0.0744		1.9150	1.9150		1.7912	1.7912		7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**4.4009**	**44.7778**	**31.0253**	**0.0744**		**1.9150**	**1.9150**		**1.7912**	**1.7912**		**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

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

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5021	16.6657	6.6884	0.0843	3.0808	0.1374	3.2182	0.8871	0.1314	1.0185		8,933.6514	8,933.6514	0.0891	1.3212	9,329.6089
Worker	4.2257	2.8906	36.7603	0.1099	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		11,250.5054	11,250.5054	0.2826	0.2963	11,345.8619
Total	**4.7278**	**19.5562**	**43.4486**	**0.1942**	**16.8740**	**0.2021**	**17.0761**	**4.5451**	**0.1910**	**4.7360**		**20,184.1569**	**20,184.1569**	**0.3716**	**1.6175**	**20,675.4709**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9110	5.5760	39.2987	0.0744		0.1156	0.1156		0.1156	0.1156	0.0000	7,098.8400	7,098.8400	1.8588		7,145.3096
Total	**0.9110**	**5.5760**	**39.2987**	**0.0744**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**7,098.8400**	**7,098.8400**	**1.8588**		**7,145.3096**

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

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.5021	16.6657	6.6884	0.0843	3.0808	0.1374	3.2182	0.8871	0.1314	1.0185		8,933.6514	8,933.6514	0.0891	1.3212	9,329.6089
Worker	4.2257	2.8906	36.7603	0.1099	13.7932	0.0647	13.8579	3.6580	0.0596	3.7176		11,250.5054	11,250.5054	0.2826	0.2963	11,345.8619
Total	**4.7278**	**19.5562**	**43.4486**	**0.1942**	**16.8740**	**0.2021**	**17.0761**	**4.5451**	**0.1910**	**4.7360**		**20,184.1569**	**20,184.1569**	**0.3716**	**1.6175**	**20,675.4709**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6757**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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

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

3.3 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0351	0.4468	1.3400e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		136.7566	136.7566	3.4300e-003	3.6000e-003	137.9157
Total	**0.0514**	**0.0351**	**0.4468**	**1.3400e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**136.7566**	**136.7566**	**3.4300e-003**	**3.6000e-003**	**137.9157**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.6429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9234**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

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

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

3.3 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0351	0.4468	1.3400e-003	0.1677	7.9000e-004	0.1685	0.0445	7.2000e-004	0.0452		136.7566	136.7566	3.4300e-003	3.6000e-003	137.9157
Total	**0.0514**	**0.0351**	**0.4468**	**1.3400e-003**	**0.1677**	**7.9000e-004**	**0.1685**	**0.0445**	**7.2000e-004**	**0.0452**		**136.7566**	**136.7566**	**3.4300e-003**	**3.6000e-003**	**137.9157**

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	lb/day										lb/day					
Archit. Coating	5.7507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**5.9423**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8458	0.5786	7.3580	0.0220	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,251.9245	2,251.9245	0.0566	0.0593	2,271.0113
Total	**0.8458**	**0.5786**	**7.3580**	**0.0220**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,251.9245**	**2,251.9245**	**0.0566**	**0.0593**	**2,271.0113**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.7507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**5.7804**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

3.4 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8458	0.5786	7.3580	0.0220	2.7609	0.0130	2.7738	0.7322	0.0119	0.7441		2,251.9245	2,251.9245	0.0566	0.0593	2,271.0113
Total	**0.8458**	**0.5786**	**7.3580**	**0.0220**	**2.7609**	**0.0130**	**2.7738**	**0.7322**	**0.0119**	**0.7441**		**2,251.9245**	**2,251.9245**	**0.0566**	**0.0593**	**2,271.0113**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Unmitigated	31.5092	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.6215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	27.8599					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0278	2.7300e-003	0.2999	2.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		0.6429	0.6429	1.6900e-003		0.6850
Total	**31.5092**	**2.7300e-003**	**0.2999**	**2.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**		**0.6429**	**0.6429**	**1.6900e-003**		**0.6850**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

APPENDIX 3.5:

PHASE 2 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)

This page intentionally left blank

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, Summer

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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, Summer

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.7621	81.6295	56.6037	0.1452	38.2548	3.2201	41.4749	6.8469	2.9625	9.8094	0.0000	14,077.2675	14,077.2675	4.4621	7.0400e-003	14,190.9182
2024	7.5007	76.1127	55.2572	0.1451	38.2548	3.0244	41.2792	6.8469	2.7824	9.6293	0.0000	14,063.3192	14,063.3192	4.4593	6.5400e-003	14,176.7511
Maximum	**7.7621**	**81.6295**	**56.6037**	**0.1452**	**38.2548**	**3.2201**	**41.4749**	**6.8469**	**2.9625**	**9.8094**	**0.0000**	**14,077.2675**	**14,077.2675**	**4.4621**	**7.0400e-003**	**14,190.9182**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.6037	67.6210	77.9716	0.1452	15.1239	2.5894	17.7133	2.7245	2.5892	5.3138	0.0000	14,077.2674	14,077.2674	4.4621	7.0400e-003	14,190.9182
2024	3.5963	67.6136	77.9016	0.1451	15.1239	2.5893	17.7132	2.7245	2.5892	5.3137	0.0000	14,063.3192	14,063.3192	4.4593	6.5400e-003	14,176.7511
Maximum	**3.6037**	**67.6210**	**77.9716**	**0.1452**	**15.1239**	**2.5894**	**17.7133**	**2.7245**	**2.5892**	**5.3138**	**0.0000**	**14,077.2674**	**14,077.2674**	**4.4621**	**7.0400e-003**	**14,190.9182**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	52.83	14.27	-39.35	0.00	60.47	17.07	57.19	60.21	9.86	45.33	0.00	0.00	0.00	0.00	0.00	0.00

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.6525	81.5618	55.5032	0.1423		3.2185	3.2185		2.9610	2.9610		13,775.4066	13,775.4066	4.4553		13,886.7877
Total	**7.6525**	**81.5618**	**55.5032**	**0.1423**	**37.9195**	**3.2185**	**41.1380**	**6.7580**	**2.9610**	**9.7190**		**13,775.4066**	**13,775.4066**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1096	0.0677	1.1006	2.9500e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		301.8609	301.8609	6.8900e-003	7.0400e-003	304.1305
Total	**0.1096**	**0.0677**	**1.1006**	**2.9500e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**301.8609**	**301.8609**	**6.8900e-003**	**7.0400e-003**	**304.1305**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,775.4065	13,775.4065	4.4553		13,886.7877
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.7886**	**2.5878**	**17.3764**	**2.6356**	**2.5878**	**5.2234**	**0.0000**	**13,775.4065**	**13,775.4065**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1096	0.0677	1.1006	2.9500e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		301.8609	301.8609	6.8900e-003	7.0400e-003	304.1305
Total	**0.1096**	**0.0677**	**1.1006**	**2.9500e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**301.8609**	**301.8609**	**6.8900e-003**	**7.0400e-003**	**304.1305**

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.3985	76.0523	54.2266	0.1422		3.0229	3.0229		2.7810	2.7810		13,768.7416	13,768.7416	4.4531		13,880.0689
Total	**7.3985**	**76.0523**	**54.2266**	**0.1422**	**37.9195**	**3.0229**	**40.9424**	**6.7580**	**2.7810**	**9.5390**		**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0689**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1022	0.0604	1.0305	2.8600e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		294.5776	294.5776	6.2400e-003	6.5400e-003	296.6822
Total	**0.1022**	**0.0604**	**1.0305**	**2.8600e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**294.5776**	**294.5776**	**6.2400e-003**	**6.5400e-003**	**296.6822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,768.7416	13,768.7416	4.4531		13,880.0688
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**14.7886**	**2.5878**	**17.3764**	**2.6356**	**2.5878**	**5.2234**	**0.0000**	**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0688**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1022	0.0604	1.0305	2.8600e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		294.5776	294.5776	6.2400e-003	6.5400e-003	296.6822
Total	**0.1022**	**0.0604**	**1.0305**	**2.8600e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**294.5776**	**294.5776**	**6.2400e-003**	**6.5400e-003**	**296.6822**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Summer

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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, Summer

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.5661	80.0764	53.2726	0.1399	38.2325	3.1441	41.3766	6.8410	2.8926	9.7336	0.0000	13,557.0378	13,557.0378	4.2999	6.5700e-003	13,666.4936
2024	7.3136	74.7058	51.9234	0.1397	38.2325	2.9552	41.1876	6.8410	2.7187	9.5597	0.0000	13,543.4154	13,543.4154	4.2971	6.1000e-003	13,652.6620
Maximum	**7.5661**	**80.0764**	**53.2726**	**0.1399**	**38.2325**	**3.1441**	**41.3766**	**6.8410**	**2.8926**	**9.7336**	**0.0000**	**13,557.0378**	**13,557.0378**	**4.2999**	**6.5700e-003**	**13,666.4936**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.7858	7.3585	62.7567	0.1399	15.1016	0.2259	15.3275	2.7186	0.2258	2.9444	0.0000	13,557.0377	13,557.0377	4.2999	6.5700e-003	13,666.4936
2024	1.7789	7.3516	62.6913	0.1397	15.1016	0.2259	15.3275	2.7186	0.2258	2.9444	0.0000	13,543.4154	13,543.4154	4.2971	6.1000e-003	13,652.6620
Maximum	**1.7858**	**7.3585**	**62.7567**	**0.1399**	**15.1016**	**0.2259**	**15.3275**	**2.7186**	**0.2258**	**2.9444**	**0.0000**	**13,557.0377**	**13,557.0377**	**4.2999**	**6.5700e-003**	**13,666.4936**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	76.04	90.50	-19.25	0.00	60.50	92.59	62.87	60.26	91.95	69.48	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.4638	80.0132	52.2454	0.1371		3.1427	3.1427		2.8913	2.8913		13,275.3009	13,275.3009	4.2935		13,382.6385
Total	**7.4638**	**80.0132**	**52.2454**	**0.1371**	**37.9195**	**3.1427**	**41.0622**	**6.7580**	**2.8913**	**9.6492**		**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6385**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1023	0.0632	1.0272	2.7500e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		281.7368	281.7368	6.4300e-003	6.5700e-003	283.8552
Total	**0.1023**	**0.0632**	**1.0272**	**2.7500e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**281.7368**	**281.7368**	**6.4300e-003**	**6.5700e-003**	**283.8552**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,275.3009	13,275.3009	4.2935		13,382.6384
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.7886**	**0.2245**	**15.0131**	**2.6356**	**0.2245**	**2.8601**	**0.0000**	**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6384**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1023	0.0632	1.0272	2.7500e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		281.7368	281.7368	6.4300e-003	6.5700e-003	283.8552
Total	**0.1023**	**0.0632**	**1.0272**	**2.7500e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**281.7368**	**281.7368**	**6.4300e-003**	**6.5700e-003**	**283.8552**

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.2183	74.6494	50.9616	0.1370		2.9538	2.9538		2.7175	2.7175		13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**7.2183**	**74.6494**	**50.9616**	**0.1370**	**37.9195**	**2.9538**	**40.8733**	**6.7580**	**2.7175**	**9.4754**		**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0954	0.0563	0.9618	2.6700e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		274.9391	274.9391	5.8300e-003	6.1000e-003	276.9034
Total	**0.0954**	**0.0563**	**0.9618**	**2.6700e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**274.9391**	**274.9391**	**5.8300e-003**	**6.1000e-003**	**276.9034**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**14.7886**	**0.2245**	**15.0131**	**2.6356**	**0.2245**	**2.8601**	**0.0000**	**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0954	0.0563	0.9618	2.6700e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		274.9391	274.9391	5.8300e-003	6.1000e-003	276.9034
Total	**0.0954**	**0.0563**	**0.9618**	**2.6700e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**274.9391**	**274.9391**	**5.8300e-003**	**6.1000e-003**	**276.9034**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Summer

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, Summer

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

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

tblConstructionPhase	NumDays	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

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.9216	81.4888	102.3297	0.3504	20.9543	2.7422	23.6966	5.6442	2.5585	8.2027	0.0000	35,617.0171	35,617.0171	2.9783	1.9966	36,286.4558
2024	16.1850	79.1422	111.1005	0.3771	24.3746	2.5977	26.9723	6.5513	2.4279	8.9792	0.0000	38,456.9171	38,456.9171	3.0274	2.0101	39,131.6185
2025	16.6097	80.0751	120.9297	0.3935	24.5422	2.6745	27.2167	6.5958	2.4941	9.0898	0.0000	40,170.2499	40,170.2499	3.7018	1.9549	40,845.3478
Maximum	**16.6097**	**81.4888**	**120.9297**	**0.3935**	**24.5422**	**2.7422**	**27.2167**	**6.5958**	**2.5585**	**9.0898**	**0.0000**	**40,170.2499**	**40,170.2499**	**3.7018**	**2.0101**	**40,845.3478**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.4393	29.6857	113.4431	0.3504	20.9543	0.4004	21.3547	5.6442	0.3866	6.0309	0.0000	35,617.0171	35,617.0171	2.9783	1.9966	36,286.4558
2024	11.8185	30.0982	122.7287	0.3771	24.3746	0.4163	24.7909	6.5513	0.4017	6.9529	0.0000	38,456.9171	38,456.9171	3.0274	2.0101	39,131.6185
2025	12.1327	30.7986	136.1166	0.3935	24.5422	0.4500	24.9922	6.5958	0.4357	7.0314	0.0000	40,170.2499	40,170.2499	3.7018	1.9549	40,845.3478
Maximum	**12.1327**	**30.7986**	**136.1166**	**0.3935**	**24.5422**	**0.4500**	**24.9922**	**6.5958**	**0.4357**	**7.0314**	**0.0000**	**40,170.2499**	**40,170.2499**	**3.7018**	**2.0101**	**40,845.3478**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	29.80	62.37	-11.34	0.00	0.00	84.19	8.66	0.00	83.64	23.81	0.00	0.00	0.00	0.00	0.00	0.00

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217		9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**		**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

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

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6741	19.5371	8.0445	0.1045	3.8302	0.1702	4.0004	1.1028	0.1628	1.2656		11,079.2059	11,079.2059	0.1130	1.6372	11,569.9084
Worker	5.5972	3.4586	56.2027	0.1506	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		15,415.0301	15,415.0301	0.3520	0.3594	15,530.9321
Total	**6.2712**	**22.9957**	**64.2471**	**0.2551**	**20.9543**	**0.2505**	**21.2048**	**5.6442**	**0.2367**	**5.8810**		**26,494.2360**	**26,494.2360**	**0.4649**	**1.9966**	**27,100.8406**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0953		0.1499	0.1499		0.1499	0.1499	0.0000	9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**1.1681**	**6.6900**	**49.1960**	**0.0953**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

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

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6741	19.5371	8.0445	0.1045	3.8302	0.1702	4.0004	1.1028	0.1628	1.2656		11,079.2059	11,079.2059	0.1130	1.6372	11,569.9084
Worker	5.5972	3.4586	56.2027	0.1506	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		15,415.0301	15,415.0301	0.3520	0.3594	15,530.9321
Total	**6.2712**	**22.9957**	**64.2471**	**0.2551**	**20.9543**	**0.2505**	**21.2048**	**5.6442**	**0.2367**	**5.8810**		**26,494.2360**	**26,494.2360**	**0.4649**	**1.9966**	**27,100.8406**

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	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002		9,125.4115	9,125.4115	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**		**9,125.4115**	**9,125.4115**	**2.5069**		**9,188.0843**

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

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6635	19.5386	7.9522	0.1028	3.8301	0.1690	3.9991	1.1028	0.1617	1.2645		10,908.4516	10,908.4516	0.1170	1.6095	11,391.0106
Worker	5.2183	3.0823	52.6259	0.1458	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		15,043.0981	15,043.0981	0.3188	0.3339	15,150.5726
Total	**5.8817**	**22.6209**	**60.5781**	**0.2487**	**20.9543**	**0.2458**	**21.2001**	**5.6442**	**0.2324**	**5.8766**		**25,951.5497**	**25,951.5497**	**0.4357**	**1.9434**	**26,541.5831**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0954		0.1499	0.1499		0.1499	0.1499	0.0000	9,125.4114	9,125.4114	2.5069		9,188.0843
Total	**1.1681**	**6.6900**	**49.1960**	**0.0954**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,125.4114**	**9,125.4114**	**2.5069**		**9,188.0843**

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

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6635	19.5386	7.9522	0.1028	3.8301	0.1690	3.9991	1.1028	0.1617	1.2645		10,908.4516	10,908.4516	0.1170	1.6095	11,391.0106
Worker	5.2183	3.0823	52.6259	0.1458	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		15,043.0981	15,043.0981	0.3188	0.3339	15,150.5726
Total	**5.8817**	**22.6209**	**60.5781**	**0.2487**	**20.9543**	**0.2458**	**21.2001**	**5.6442**	**0.2324**	**5.8766**		**25,951.5497**	**25,951.5497**	**0.4357**	**1.9434**	**26,541.5831**

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	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973		9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**		**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

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

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6547	19.3779	7.8624	0.1010	3.8300	0.1691	3.9992	1.1028	0.1618	1.2646		10,716.1657	10,716.1657	0.1213	1.5780	11,189.4368
Worker	4.8782	2.7644	49.0433	0.1409	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		14,674.5453	14,674.5453	0.2874	0.3116	14,774.5870
Total	**5.5329**	**22.1424**	**56.9057**	**0.2418**	**20.9542**	**0.2422**	**21.1963**	**5.6442**	**0.2290**	**5.8732**		**25,390.7109**	**25,390.7109**	**0.4086**	**1.8896**	**25,964.0239**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0953		0.1499	0.1499		0.1499	0.1499	0.0000	9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**1.1681**	**6.6900**	**49.1960**	**0.0953**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

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

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6547	19.3779	7.8624	0.1010	3.8300	0.1691	3.9992	1.1028	0.1618	1.2646		10,716.1657	10,716.1657	0.1213	1.5780	11,189.4368
Worker	4.8782	2.7644	49.0433	0.1409	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		14,674.5453	14,674.5453	0.2874	0.3116	14,774.5870
Total	**5.5329**	**22.1424**	**56.9057**	**0.2418**	**20.9542**	**0.2422**	**21.1963**	**5.6442**	**0.2290**	**5.8732**		**25,390.7109**	**25,390.7109**	**0.4086**	**1.8896**	**25,964.0239**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

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

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6832**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

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

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

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	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	**3.9278**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**		**375.2641**	**375.2641**	**0.0211**		**375.7923**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0423	0.6157	10.5114	0.0291	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		3,004.6919	3,004.6919	0.0637	0.0667	3,026.1588
Total	**1.0423**	**0.6157**	**10.5114**	**0.0291**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**3,004.6919**	**3,004.6919**	**0.0637**	**0.0667**	**3,026.1588**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0211		375.7923
Total	**3.7264**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0211**		**375.7923**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0423	0.6157	10.5114	0.0291	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		3,004.6919	3,004.6919	0.0637	0.0667	3,026.1588
Total	**1.0423**	**0.6157**	**10.5114**	**0.0291**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**3,004.6919**	**3,004.6919**	**0.0637**	**0.0667**	**3,026.1588**

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	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**3.9146**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9744	0.5522	9.7959	0.0281	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,931.0776	2,931.0776	0.0574	0.0622	2,951.0598
Total	**0.9744**	**0.5522**	**9.7959**	**0.0281**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,931.0776**	**2,931.0776**	**0.0574**	**0.0622**	**2,951.0598**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**3.7264**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9744	0.5522	9.7959	0.0281	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,931.0776	2,931.0776	0.0574	0.0622	2,951.0598
Total	**0.9744**	**0.5522**	**9.7959**	**0.0281**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,931.0776**	**2,931.0776**	**0.0574**	**0.0622**	**2,951.0598**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Unmitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Winter

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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, Winter

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, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.7552	81.6321	56.3968	0.1449	38.2548	3.2201	41.4749	6.8469	2.9625	9.8094	0.0000	14,048.9197	14,048.9197	4.4621	7.2000e-003	14,162.6190
2024	7.4946	76.1149	55.0639	0.1448	38.2548	3.0244	41.2792	6.8469	2.7824	9.6293	0.0000	14,035.7052	14,035.7052	4.4593	6.6900e-003	14,149.1819
Maximum	**7.7552**	**81.6321**	**56.3968**	**0.1449**	**38.2548**	**3.2201**	**41.4749**	**6.8469**	**2.9625**	**9.8094**	**0.0000**	**14,048.9197**	**14,048.9197**	**4.4621**	**7.2000e-003**	**14,162.6190**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.5969	67.6235	77.7647	0.1449	15.1239	2.5894	17.7133	2.7245	2.5892	5.3138	0.0000	14,048.9196	14,048.9196	4.4621	7.2000e-003	14,162.6190
2024	3.5902	67.6158	77.7082	0.1448	15.1239	2.5893	17.7132	2.7245	2.5892	5.3137	0.0000	14,035.7052	14,035.7052	4.4593	6.6900e-003	14,149.1819
Maximum	**3.5969**	**67.6235**	**77.7647**	**0.1449**	**15.1239**	**2.5894**	**17.7133**	**2.7245**	**2.5892**	**5.3138**	**0.0000**	**14,048.9196**	**14,048.9196**	**4.4621**	**7.2000e-003**	**14,162.6190**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	52.87	14.27	-39.49	0.00	60.47	17.07	57.19	60.21	9.86	45.33	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.6525	81.5618	55.5032	0.1423		3.2185	3.2185		2.9610	2.9610		13,775.4066	13,775.4066	4.4553		13,886.7877
Total	**7.6525**	**81.5618**	**55.5032**	**0.1423**	**37.9195**	**3.2185**	**41.1380**	**6.7580**	**2.9610**	**9.7190**		**13,775.4066**	**13,775.4066**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1027	0.0703	0.8937	2.6700e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		273.5131	273.5131	6.8700e-003	7.2000e-003	275.8313
Total	**0.1027**	**0.0703**	**0.8937**	**2.6700e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**273.5131**	**273.5131**	**6.8700e-003**	**7.2000e-003**	**275.8313**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1423		2.5878	2.5878		2.5878	2.5878	0.0000	13,775.4065	13,775.4065	4.4553		13,886.7877
Total	**3.4941**	**67.5532**	**76.8710**	**0.1423**	**14.7886**	**2.5878**	**17.3764**	**2.6356**	**2.5878**	**5.2234**	**0.0000**	**13,775.4065**	**13,775.4065**	**4.4553**		**13,886.7877**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1027	0.0703	0.8937	2.6700e-003	0.3353	1.5700e-003	0.3369	0.0889	1.4500e-003	0.0904		273.5131	273.5131	6.8700e-003	7.2000e-003	275.8313
Total	**0.1027**	**0.0703**	**0.8937**	**2.6700e-003**	**0.3353**	**1.5700e-003**	**0.3369**	**0.0889**	**1.4500e-003**	**0.0904**		**273.5131**	**273.5131**	**6.8700e-003**	**7.2000e-003**	**275.8313**

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.3985	76.0523	54.2266	0.1422		3.0229	3.0229		2.7810	2.7810		13,768.7416	13,768.7416	4.4531		13,880.0689
Total	**7.3985**	**76.0523**	**54.2266**	**0.1422**	**37.9195**	**3.0229**	**40.9424**	**6.7580**	**2.7810**	**9.5390**		**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0689**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0961	0.0626	0.8372	2.5900e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		266.9636	266.9636	6.2300e-003	6.6900e-003	269.1131
Total	**0.0961**	**0.0626**	**0.8372**	**2.5900e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**266.9636**	**266.9636**	**6.2300e-003**	**6.6900e-003**	**269.1131**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,768.7416	13,768.7416	4.4531		13,880.0688
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**14.7886**	**2.5878**	**17.3764**	**2.6356**	**2.5878**	**5.2234**	**0.0000**	**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0688**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0961	0.0626	0.8372	2.5900e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		266.9636	266.9636	6.2300e-003	6.6900e-003	269.1131
Total	**0.0961**	**0.0626**	**0.8372**	**2.5900e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**266.9636**	**266.9636**	**6.2300e-003**	**6.6900e-003**	**269.1131**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Winter

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/MWhr)	500.73	**CH4 Intensity (lb/MWhr)**	0.027	**N2O Intensity (lb/MWhr)**	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, Winter

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, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.5597	80.0788	53.0795	0.1396	38.2325	3.1441	41.3766	6.8410	2.8926	9.7336	0.0000	13,530.5798	13,530.5798	4.2999	6.7200e-003	13,640.0810
2024	7.3079	74.7079	51.7430	0.1395	38.2325	2.9552	41.1876	6.8410	2.7187	9.5597	0.0000	13,517.6422	13,517.6422	4.2971	6.2400e-003	13,626.9308
Maximum	**7.5597**	**80.0788**	**53.0795**	**0.1396**	**38.2325**	**3.1441**	**41.3766**	**6.8410**	**2.8926**	**9.7336**	**0.0000**	**13,530.5798**	**13,530.5798**	**4.2999**	**6.7200e-003**	**13,640.0810**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.7794	7.3609	62.5636	0.1396	15.1016	0.2259	15.3275	2.7186	0.2258	2.9444	0.0000	13,530.5798	13,530.5798	4.2999	6.7200e-003	13,640.0810
2024	1.7732	7.3537	62.5109	0.1395	15.1016	0.2259	15.3275	2.7186	0.2258	2.9444	0.0000	13,517.6422	13,517.6422	4.2971	6.2400e-003	13,626.9308
Maximum	**1.7794**	**7.3609**	**62.5636**	**0.1396**	**15.1016**	**0.2259**	**15.3275**	**2.7186**	**0.2258**	**2.9444**	**0.0000**	**13,530.5798**	**13,530.5798**	**4.2999**	**6.7200e-003**	**13,640.0810**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	76.11	90.49	-19.32	0.00	60.50	92.59	62.87	60.26	91.95	69.48	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
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
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
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**	**0.0000**	**0.0232**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.4638	80.0132	52.2454	0.1371		3.1427	3.1427		2.8913	2.8913		13,275.3009	13,275.3009	4.2935		13,382.6385
Total	**7.4638**	**80.0132**	**52.2454**	**0.1371**	**37.9195**	**3.1427**	**41.0622**	**6.7580**	**2.8913**	**9.6492**		**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6385**

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

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

3.2 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0959	0.0656	0.8341	2.4900e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		255.2789	255.2789	6.4100e-003	6.7200e-003	257.4426
Total	**0.0959**	**0.0656**	**0.8341**	**2.4900e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**255.2789**	**255.2789**	**6.4100e-003**	**6.7200e-003**	**257.4426**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1371		0.2245	0.2245		0.2245	0.2245	0.0000	13,275.3009	13,275.3009	4.2935		13,382.6384
Total	**1.6835**	**7.2953**	**61.7295**	**0.1371**	**14.7886**	**0.2245**	**15.0131**	**2.6356**	**0.2245**	**2.8601**	**0.0000**	**13,275.3009**	**13,275.3009**	**4.2935**		**13,382.6384**

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

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

3.2 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0959	0.0656	0.8341	2.4900e-003	0.3130	1.4700e-003	0.3144	0.0830	1.3500e-003	0.0844		255.2789	255.2789	6.4100e-003	6.7200e-003	257.4426
Total	**0.0959**	**0.0656**	**0.8341**	**2.4900e-003**	**0.3130**	**1.4700e-003**	**0.3144**	**0.0830**	**1.3500e-003**	**0.0844**		**255.2789**	**255.2789**	**6.4100e-003**	**6.7200e-003**	**257.4426**

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	lb/day										lb/day					
Fugitive Dust					37.9195	0.0000	37.9195	6.7580	0.0000	6.7580			0.0000			0.0000
Off-Road	7.2183	74.6494	50.9616	0.1370		2.9538	2.9538		2.7175	2.7175		13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**7.2183**	**74.6494**	**50.9616**	**0.1370**	**37.9195**	**2.9538**	**40.8733**	**6.7580**	**2.7175**	**9.4754**		**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0897	0.0584	0.7814	2.4200e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		249.1660	249.1660	5.8200e-003	6.2400e-003	251.1722
Total	**0.0897**	**0.0584**	**0.7814**	**2.4200e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**249.1660**	**249.1660**	**5.8200e-003**	**6.2400e-003**	**251.1722**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.7886	0.0000	14.7886	2.6356	0.0000	2.6356			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**14.7886**	**0.2245**	**15.0131**	**2.6356**	**0.2245**	**2.8601**	**0.0000**	**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0897	0.0584	0.7814	2.4200e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		249.1660	249.1660	5.8200e-003	6.2400e-003	251.1722
Total	**0.0897**	**0.0584**	**0.7814**	**2.4200e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**249.1660**	**249.1660**	**5.8200e-003**	**6.2400e-003**	**251.1722**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Unmitigated	1.8686	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3306					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.4000e-004	9.0000e-005	0.0102	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0218	0.0218	6.0000e-005		0.0232
Total	**1.8686**	**9.0000e-005**	**0.0102**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0218**	**0.0218**	**6.0000e-005**		**0.0232**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Winter

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, Winter

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

Vehicle Trips - Construction run only

Energy Use - Construction run only

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

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

tblConstructionPhase	NumDays	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

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, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	11.5208	82.8011	92.0354	0.3366	20.9543	2.7428	23.6972	5.6442	2.5590	8.2033	0.0000	34,196.8850	34,196.8850	2.9749	2.0105	34,870.3750
2024	15.7606	80.4632	99.5261	0.3610	24.3746	2.5982	26.9729	6.5513	2.4284	8.9797	0.0000	36,792.3561	36,792.3561	3.0246	2.0247	37,471.3415
2025	16.2226	81.3729	110.1330	0.3778	24.5422	2.6751	27.2173	6.5958	2.4946	9.0904	0.0000	38,537.5299	38,537.5299	3.7000	1.9687	39,216.7148
Maximum	**16.2226**	**82.8011**	**110.1330**	**0.3778**	**24.5422**	**2.7428**	**27.2173**	**6.5958**	**2.5590**	**9.0904**	**0.0000**	**38,537.5299**	**38,537.5299**	**3.7000**	**2.0247**	**39,216.7148**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	7.0384	30.9980	103.1488	0.3366	20.9543	0.4010	21.3553	5.6442	0.3872	6.0314	0.0000	34,196.8850	34,196.8850	2.9749	2.0105	34,870.3750
2024	11.3941	31.4192	111.1543	0.3610	24.3746	0.4169	24.7915	6.5513	0.4022	6.9535	0.0000	36,792.3561	36,792.3561	3.0246	2.0247	37,471.3415
2025	11.7457	32.0964	125.3199	0.3778	24.5422	0.4506	24.9928	6.5958	0.4362	7.0319	0.0000	38,537.5299	38,537.5299	3.7000	1.9687	39,216.7148
Maximum	**11.7457**	**32.0964**	**125.3199**	**0.3778**	**24.5422**	**0.4506**	**24.9928**	**6.5958**	**0.4362**	**7.0319**	**0.0000**	**38,537.5299**	**38,537.5299**	**3.7000**	**2.0247**	**39,216.7148**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	30.63	61.37	-12.57	0.00	0.00	84.18	8.66	0.00	83.62	23.81	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
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
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
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**	**0.0000**	**0.8505**

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	N20	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	

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

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

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

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	lb/day										lb/day					
Off-Road	5.6504	58.4931	38.0826	0.0953		2.4917	2.4917		2.3217	2.3217		9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**5.6504**	**58.4931**	**38.0826**	**0.0953**		**2.4917**	**2.4917**		**2.3217**	**2.3217**		**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

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

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

3.2 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6242	20.7195	8.3152	0.1048	3.8302	0.1708	4.0010	1.1028	0.1634	1.2662		11,106.7018	11,106.7018	0.1108	1.6426	11,598.9733
Worker	5.2462	3.5886	45.6376	0.1365	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		13,967.4022	13,967.4022	0.3508	0.3678	14,085.7865
Total	**5.8704**	**24.3080**	**53.9528**	**0.2412**	**20.9543**	**0.2511**	**21.2054**	**5.6442**	**0.2373**	**5.8815**		**25,074.1040**	**25,074.1040**	**0.4615**	**2.0105**	**25,684.7597**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0953		0.1499	0.1499		0.1499	0.1499	0.0000	9,122.7810	9,122.7810	2.5134		9,185.6153
Total	**1.1681**	**6.6900**	**49.1960**	**0.0953**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,122.7810**	**9,122.7810**	**2.5134**		**9,185.6153**

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

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

3.2 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6242	20.7195	8.3152	0.1048	3.8302	0.1708	4.0010	1.1028	0.1634	1.2662		11,106.7018	11,106.7018	0.1108	1.6426	11,598.9733
Worker	5.2462	3.5886	45.6376	0.1365	17.1242	0.0803	17.2045	4.5414	0.0740	4.6154		13,967.4022	13,967.4022	0.3508	0.3678	14,085.7865
Total	**5.8704**	**24.3080**	**53.9528**	**0.2412**	**20.9543**	**0.2511**	**21.2054**	**5.6442**	**0.2373**	**5.8815**		**25,074.1040**	**25,074.1040**	**0.4615**	**2.0105**	**25,684.7597**

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	lb/day										lb/day					
Off-Road	5.3332	54.2806	37.5975	0.0954		2.2553	2.2553		2.1002	2.1002		9,125.4115	9,125.4115	2.5069		9,188.0843
Total	**5.3332**	**54.2806**	**37.5975**	**0.0954**		**2.2553**	**2.2553**		**2.1002**	**2.1002**		**9,125.4115**	**9,125.4115**	**2.5069**		**9,188.0843**

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

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6138	20.7223	8.2223	0.1031	3.8301	0.1696	3.9997	1.1028	0.1622	1.2650		10,935.7131	10,935.7131	0.1147	1.6148	11,419.8032
Worker	4.9059	3.1967	42.7534	0.1322	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		13,632.9392	13,632.9392	0.3183	0.3417	13,742.7082
Total	**5.5197**	**23.9190**	**50.9757**	**0.2353**	**20.9543**	**0.2464**	**21.2006**	**5.6442**	**0.2329**	**5.8771**		**24,568.6523**	**24,568.6523**	**0.4330**	**1.9565**	**25,162.5114**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0954		0.1499	0.1499		0.1499	0.1499	0.0000	9,125.4114	9,125.4114	2.5069		9,188.0843
Total	**1.1681**	**6.6900**	**49.1960**	**0.0954**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,125.4114**	**9,125.4114**	**2.5069**		**9,188.0843**

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

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6138	20.7223	8.2223	0.1031	3.8301	0.1696	3.9997	1.1028	0.1622	1.2650		10,935.7131	10,935.7131	0.1147	1.6148	11,419.8032
Worker	4.9059	3.1967	42.7534	0.1322	17.1242	0.0768	17.2009	4.5414	0.0707	4.6121		13,632.9392	13,632.9392	0.3183	0.3417	13,742.7082
Total	**5.5197**	**23.9190**	**50.9757**	**0.2353**	**20.9543**	**0.2464**	**21.2006**	**5.6442**	**0.2329**	**5.8771**		**24,568.6523**	**24,568.6523**	**0.4330**	**1.9565**	**25,162.5114**

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	lb/day										lb/day					
Off-Road	4.8221	47.2445	36.7578	0.0953		1.9299	1.9299		1.7973	1.7973		9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**4.8221**	**47.2445**	**36.7578**	**0.0953**		**1.9299**	**1.9299**		**1.7973**	**1.7973**		**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

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

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6052	20.5526	8.1322	0.1012	3.8300	0.1697	3.9997	1.1028	0.1623	1.2651		10,743.1014	10,743.1014	0.1191	1.5832	11,217.8672
Worker	4.5991	2.8662	39.8939	0.1277	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		13,302.3960	13,302.3960	0.2877	0.3188	13,404.5810
Total	**5.2044**	**23.4189**	**48.0261**	**0.2289**	**20.9542**	**0.2427**	**21.1969**	**5.6442**	**0.2295**	**5.8737**		**24,045.4974**	**24,045.4974**	**0.4068**	**1.9020**	**24,622.4483**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1681	6.6900	49.1960	0.0953		0.1499	0.1499		0.1499	0.1499	0.0000	9,122.7719	9,122.7719	2.4988		9,185.2407
Total	**1.1681**	**6.6900**	**49.1960**	**0.0953**		**0.1499**	**0.1499**		**0.1499**	**0.1499**	**0.0000**	**9,122.7719**	**9,122.7719**	**2.4988**		**9,185.2407**

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

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6052	20.5526	8.1322	0.1012	3.8300	0.1697	3.9997	1.1028	0.1623	1.2651		10,743.1014	10,743.1014	0.1191	1.5832	11,217.8672
Worker	4.5991	2.8662	39.8939	0.1277	17.1242	0.0730	17.1972	4.5414	0.0672	4.6086		13,302.3960	13,302.3960	0.2877	0.3188	13,404.5810
Total	**5.2044**	**23.4189**	**48.0261**	**0.2289**	**20.9542**	**0.2427**	**21.1969**	**5.6442**	**0.2295**	**5.8737**		**24,045.4974**	**24,045.4974**	**0.4068**	**1.9020**	**24,622.4483**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3179**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

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

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.4027					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6832**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

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

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

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	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2410	1.6251	2.4135	3.9600e-003		0.0812	0.0812		0.0812	0.0812		375.2641	375.2641	0.0211		375.7923
Total	**3.9278**	**1.6251**	**2.4135**	**3.9600e-003**		**0.0812**	**0.0812**		**0.0812**	**0.0812**		**375.2641**	**375.2641**	**0.0211**		**375.7923**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9799	0.6385	8.5395	0.0264	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		2,723.0283	2,723.0283	0.0636	0.0682	2,744.9535
Total	**0.9799**	**0.6385**	**8.5395**	**0.0264**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**2,723.0283**	**2,723.0283**	**0.0636**	**0.0682**	**2,744.9535**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0211		375.7923
Total	**3.7264**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0211**		**375.7923**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9799	0.6385	8.5395	0.0264	3.4204	0.0153	3.4357	0.9071	0.0141	0.9212		2,723.0283	2,723.0283	0.0636	0.0682	2,744.9535
Total	**0.9799**	**0.6385**	**8.5395**	**0.0264**	**3.4204**	**0.0153**	**3.4357**	**0.9071**	**0.0141**	**0.9212**		**2,723.0283**	**2,723.0283**	**0.0636**	**0.0682**	**2,744.9535**

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	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**3.9146**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9186	0.5725	7.9684	0.0255	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,657.0060	2,657.0060	0.0575	0.0637	2,677.4163
Total	**0.9186**	**0.5725**	**7.9684**	**0.0255**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,657.0060**	**2,657.0060**	**0.0575**	**0.0637**	**2,677.4163**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.6868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**3.7264**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9186	0.5725	7.9684	0.0255	3.4204	0.0146	3.4349	0.9071	0.0134	0.9205		2,657.0060	2,657.0060	0.0575	0.0637	2,677.4163
Total	**0.9186**	**0.5725**	**7.9684**	**0.0255**	**3.4204**	**0.0146**	**3.4349**	**0.9071**	**0.0134**	**0.9205**		**2,657.0060**	**2,657.0060**	**0.0575**	**0.0637**	**2,677.4163**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Unmitigated	38.3436	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.4090					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	33.9004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0342	3.3700e-003	0.3716	3.0000e-005		1.3200e-003	1.3200e-003		1.3200e-003	1.3200e-003		0.7985	0.7985	2.0800e-003		0.8505
Total	**38.3436**	**3.3700e-003**	**0.3716**	**3.0000e-005**		**1.3200e-003**	**1.3200e-003**		**1.3200e-003**	**1.3200e-003**		**0.7985**	**0.7985**	**2.0800e-003**		**0.8505**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

APPENDIX 3.6:

PHASE 3 CONSTRUCTION CALEEMOD OUTPUTS (WITH MITIGATION)

This page intentionally left blank

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, Summer

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, Summer

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	7.5007	76.1127	55.2572	0.1451	19.3944	3.0244	22.4187	4.8101	2.7824	7.5925	0.0000	14,063.3192	14,063.3192	4.4593	6.5400e-003	14,176.7511
2025	6.6718	63.8745	50.6833	0.1449	19.3944	2.5270	21.9213	4.8101	2.3248	7.1349	0.0000	14,048.4648	14,048.4648	4.4563	6.1000e-003	14,161.6894
Maximum	**7.5007**	**76.1127**	**55.2572**	**0.1451**	**19.3944**	**3.0244**	**22.4187**	**4.8101**	**2.7824**	**7.5925**	**0.0000**	**14,063.3192**	**14,063.3192**	**4.4593**	**6.5400e-003**	**14,176.7511**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	3.5963	67.6136	77.9016	0.1451	7.7684	2.5893	10.3576	1.9302	2.5892	4.5194	0.0000	14,063.3192	14,063.3192	4.4593	6.5400e-003	14,176.7511
2025	3.5897	67.6074	77.8314	0.1449	7.7684	2.5892	10.3576	1.9302	2.5891	4.5193	0.0000	14,048.4648	14,048.4648	4.4563	6.1000e-003	14,161.6894
Maximum	**3.5963**	**67.6136**	**77.9016**	**0.1451**	**7.7684**	**2.5893**	**10.3576**	**1.9302**	**2.5892**	**4.5194**	**0.0000**	**14,063.3192**	**14,063.3192**	**4.4593**	**6.5400e-003**	**14,176.7511**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	49.30	3.40	-47.00	0.00	59.95	6.72	53.28	59.87	-1.39	38.63	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	7.3985	76.0523	54.2266	0.1422		3.0229	3.0229		2.7810	2.7810		13,768.7416	13,768.7416	4.4531		13,880.0689
Total	**7.3985**	**76.0523**	**54.2266**	**0.1422**	**19.0590**	**3.0229**	**22.0819**	**4.7212**	**2.7810**	**7.5022**		**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0689**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1022	0.0604	1.0305	2.8600e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		294.5776	294.5776	6.2400e-003	6.5400e-003	296.6822
Total	**0.1022**	**0.0604**	**1.0305**	**2.8600e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**294.5776**	**294.5776**	**6.2400e-003**	**6.5400e-003**	**296.6822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,768.7416	13,768.7416	4.4531		13,880.0688
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**7.4330**	**2.5878**	**10.0208**	**1.8413**	**2.5878**	**4.4290**	**0.0000**	**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0688**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1022	0.0604	1.0305	2.8600e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		294.5776	294.5776	6.2400e-003	6.5400e-003	296.6822
Total	**0.1022**	**0.0604**	**1.0305**	**2.8600e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**294.5776**	**294.5776**	**6.2400e-003**	**6.5400e-003**	**296.6822**

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	6.5763	63.8204	49.7229	0.1422		2.5256	2.5256		2.3235	2.3235		13,761.1043	13,761.1043	4.4506		13,872.3698
Total	**6.5763**	**63.8204**	**49.7229**	**0.1422**	**19.0590**	**2.5256**	**21.5846**	**4.7212**	**2.3235**	**7.0447**		**13,761.1043**	**13,761.1043**	**4.4506**		**13,872.3698**

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

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

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0955	0.0541	0.9604	2.7600e-003	0.3353	1.4300e-003	0.3368	0.0889	1.3200e-003	0.0903		287.3606	287.3606	5.6300e-003	6.1000e-003	289.3196
Total	**0.0955**	**0.0541**	**0.9604**	**2.7600e-003**	**0.3353**	**1.4300e-003**	**0.3368**	**0.0889**	**1.3200e-003**	**0.0903**		**287.3606**	**287.3606**	**5.6300e-003**	**6.1000e-003**	**289.3196**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,761.1043	13,761.1043	4.4506		13,872.3698
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**7.4330**	**2.5878**	**10.0208**	**1.8413**	**2.5878**	**4.4290**	**0.0000**	**13,761.1043**	**13,761.1043**	**4.4506**		**13,872.3698**

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

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

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0955	0.0541	0.9604	2.7600e-003	0.3353	1.4300e-003	0.3368	0.0889	1.3200e-003	0.0903		287.3606	287.3606	5.6300e-003	6.1000e-003	289.3196
Total	**0.0955**	**0.0541**	**0.9604**	**2.7600e-003**	**0.3353**	**1.4300e-003**	**0.3368**	**0.0889**	**1.3200e-003**	**0.0903**		**287.3606**	**287.3606**	**5.6300e-003**	**6.1000e-003**	**289.3196**

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

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

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, Summer

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, Summer

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	7.3136	74.7058	51.9234	0.1397	19.3720	2.9552	22.3272	4.8042	2.7187	7.5229	0.0000	13,543.4154	13,543.4154	4.2971	6.1000e-003	13,652.6620
2025	6.4983	62.6492	47.3599	0.1396	19.3720	2.4670	21.8390	4.8042	2.2696	7.0738	0.0000	13,528.9696	13,528.9696	4.2941	5.7000e-003	13,638.0180
Maximum	**7.3136**	**74.7058**	**51.9234**	**0.1397**	**19.3720**	**2.9552**	**22.3272**	**4.8042**	**2.7187**	**7.5229**	**0.0000**	**13,543.4154**	**13,543.4154**	**4.2971**	**6.1000e-003**	**13,652.6620**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	1.7789	7.3516	62.6913	0.1397	7.7460	0.2259	7.9719	1.9243	0.2258	2.1500	0.0000	13,543.4154	13,543.4154	4.2971	6.1000e-003	13,652.6620
2025	1.7727	7.3458	62.6258	0.1396	7.7460	0.2258	7.9718	1.9243	0.2257	2.1500	0.0000	13,528.9696	13,528.9696	4.2941	5.7000e-003	13,638.0180
Maximum	**1.7789**	**7.3516**	**62.6913**	**0.1397**	**7.7460**	**0.2259**	**7.9719**	**1.9243**	**0.2258**	**2.1500**	**0.0000**	**13,543.4154**	**13,543.4154**	**4.2971**	**6.1000e-003**	**13,652.6620**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	74.29	89.30	-26.22	0.00	60.01	91.67	63.90	59.95	90.95	70.54	0.00	0.00	0.00	0.00	0.00	0.00

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

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

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

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

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	7.2183	74.6494	50.9616	0.1370		2.9538	2.9538		2.7175	2.7175		13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**7.2183**	**74.6494**	**50.9616**	**0.1370**	**19.0590**	**2.9538**	**22.0128**	**4.7212**	**2.7175**	**7.4386**		**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0954	0.0563	0.9618	2.6700e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		274.9391	274.9391	5.8300e-003	6.1000e-003	276.9034
Total	**0.0954**	**0.0563**	**0.9618**	**2.6700e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**274.9391**	**274.9391**	**5.8300e-003**	**6.1000e-003**	**276.9034**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**7.4330**	**0.2245**	**7.6575**	**1.8413**	**0.2245**	**2.0657**	**0.0000**	**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

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

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

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0954	0.0563	0.9618	2.6700e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		274.9391	274.9391	5.8300e-003	6.1000e-003	276.9034
Total	**0.0954**	**0.0563**	**0.9618**	**2.6700e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**274.9391**	**274.9391**	**5.8300e-003**	**6.1000e-003**	**276.9034**

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	6.4092	62.5987	46.4635	0.1370		2.4657	2.4657		2.2684	2.2684		13,260.7664	13,260.7664	4.2888		13,367.9864
Total	**6.4092**	**62.5987**	**46.4635**	**0.1370**	**19.0590**	**2.4657**	**21.5247**	**4.7212**	**2.2684**	**6.9896**		**13,260.7664**	**13,260.7664**	**4.2888**		**13,367.9864**

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

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

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0892	0.0505	0.8964	2.5700e-003	0.3130	1.3300e-003	0.3143	0.0830	1.2300e-003	0.0842		268.2032	268.2032	5.2500e-003	5.7000e-003	270.0316
Total	**0.0892**	**0.0505**	**0.8964**	**2.5700e-003**	**0.3130**	**1.3300e-003**	**0.3143**	**0.0830**	**1.2300e-003**	**0.0842**		**268.2032**	**268.2032**	**5.2500e-003**	**5.7000e-003**	**270.0316**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,260.7664	13,260.7664	4.2888		13,367.9864
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**7.4330**	**0.2245**	**7.6575**	**1.8413**	**0.2245**	**2.0657**	**0.0000**	**13,260.7664**	**13,260.7664**	**4.2888**		**13,367.9864**

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

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0892	0.0505	0.8964	2.5700e-003	0.3130	1.3300e-003	0.3143	0.0830	1.2300e-003	0.0842		268.2032	268.2032	5.2500e-003	5.7000e-003	270.0316
Total	**0.0892**	**0.0505**	**0.8964**	**2.5700e-003**	**0.3130**	**1.3300e-003**	**0.3143**	**0.0830**	**1.2300e-003**	**0.0842**		**268.2032**	**268.2032**	**5.2500e-003**	**5.7000e-003**	**270.0316**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

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

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

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

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

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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/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 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, Summer

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

Water And Wastewater - Construction run only

Solid Waste - Construction run only

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

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

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

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

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, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	13.3762	92.9910	116.7599	0.4017	23.7692	3.0734	26.8426	6.4024	2.8725	9.2749	0.0000	40,855.0536	40,855.0536	3.5215	2.2036	41,599.7768
2025	22.2651	99.1019	147.7508	0.4662	27.9161	3.3878	31.3039	7.5022	3.1621	10.6642	0.0000	47,455.0043	47,455.0043	4.6394	2.2181	48,231.9694
2026	21.8497	98.5221	143.5117	0.4580	27.9160	3.3818	31.2978	7.5021	3.1565	10.6586	0.0000	46,762.6664	46,762.6664	4.6073	2.1567	47,520.5467
Maximum	**22.2651**	**99.1019**	**147.7508**	**0.4662**	**27.9161**	**3.3878**	**31.3039**	**7.5022**	**3.1621**	**10.6642**	**0.0000**	**47,455.0043**	**47,455.0043**	**4.6394**	**2.2181**	**48,231.9694**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	8.6703	50.8793	130.7655	0.4017	23.7692	1.8303	25.5996	6.4024	1.8151	8.2175	0.0000	40,855.0536	40,855.0536	3.5215	2.2036	41,599.7768
2025	17.4619	68.1205	166.8627	0.4662	27.9161	2.7632	30.6793	7.5022	2.7469	10.2490	0.0000	47,455.0043	47,455.0043	4.6394	2.2181	48,231.9693
2026	17.0466	67.5407	162.6235	0.4580	27.9160	2.7571	30.6731	7.5021	2.7413	10.2434	0.0000	46,762.6663	46,762.6663	4.6073	2.1567	47,520.5467
Maximum	**17.4619**	**68.1205**	**166.8627**	**0.4662**	**27.9161**	**2.7632**	**30.6793**	**7.5022**	**2.7469**	**10.2490**	**0.0000**	**47,455.0043**	**47,455.0043**	**4.6394**	**2.2181**	**48,231.9693**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	24.89	35.81	-12.80	0.00	0.00	25.32	2.79	0.00	20.54	6.17	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

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

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

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

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	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090		11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**		**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7522	22.1525	9.0161	0.1166	4.3425	0.1916	4.5341	1.2503	0.1833	1.4337		12,367.7763	12,367.7763	0.1326	1.8248	12,914.8916
Worker	5.9199	3.4967	59.7022	0.1654	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		17,065.8645	17,065.8645	0.3616	0.3788	17,187.7906
Total	**6.6722**	**25.6492**	**68.7183**	**0.2820**	**23.7692**	**0.2787**	**24.0480**	**6.4024**	**0.2635**	**6.6659**		**29,433.6408**	**29,433.6408**	**0.4942**	**2.2036**	**30,102.6822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

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

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

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7522	22.1525	9.0161	0.1166	4.3425	0.1916	4.5341	1.2503	0.1833	1.4337		12,367.7763	12,367.7763	0.1326	1.8248	12,914.8916
Worker	5.9199	3.4967	59.7022	0.1654	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		17,065.8645	17,065.8645	0.3616	0.3788	17,187.7906
Total	**6.6722**	**25.6492**	**68.7183**	**0.2820**	**23.7692**	**0.2787**	**24.0480**	**6.4024**	**0.2635**	**6.6659**		**29,433.6408**	**29,433.6408**	**0.4942**	**2.2036**	**30,102.6822**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7423	21.9703	8.9142	0.1145	4.3424	0.1918	4.5342	1.2503	0.1835	1.4338		12,149.7664	12,149.7664	0.1375	1.7891	12,686.3515
Worker	5.5342	3.1362	55.6379	0.1598	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		16,647.7544	16,647.7544	0.3260	0.3535	16,761.2482
Total	**6.2765**	**25.1065**	**64.5521**	**0.2743**	**23.7692**	**0.2746**	**24.0438**	**6.4024**	**0.2597**	**6.6621**		**28,797.5208**	**28,797.5208**	**0.4635**	**2.1426**	**29,447.5997**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7423	21.9703	8.9142	0.1145	4.3424	0.1918	4.5342	1.2503	0.1835	1.4338		12,149.7664	12,149.7664	0.1375	1.7891	12,686.3515
Worker	5.5342	3.1362	55.6379	0.1598	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		16,647.7544	16,647.7544	0.3260	0.3535	16,761.2482
Total	**6.2765**	**25.1065**	**64.5521**	**0.2743**	**23.7692**	**0.2746**	**24.0438**	**6.4024**	**0.2597**	**6.6621**		**28,797.5208**	**28,797.5208**	**0.4635**	**2.1426**	**29,447.5997**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7334	21.7503	8.8288	0.1124	4.3424	0.1910	4.5333	1.2503	0.1827	1.4330		11,928.7137	11,928.7137	0.1424	1.7531	12,454.7060
Worker	5.1992	2.8397	52.2148	0.1548	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		16,259.3742	16,259.3742	0.2954	0.3326	16,365.8699
Total	**5.9326**	**24.5899**	**61.0436**	**0.2672**	**23.7691**	**0.2695**	**24.0386**	**6.4024**	**0.2550**	**6.6573**		**28,188.0879**	**28,188.0879**	**0.4378**	**2.0857**	**28,820.5760**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

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

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

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7334	21.7503	8.8288	0.1124	4.3424	0.1910	4.5333	1.2503	0.1827	1.4330		11,928.7137	11,928.7137	0.1424	1.7531	12,454.7060
Worker	5.1992	2.8397	52.2148	0.1548	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		16,259.3742	16,259.3742	0.2954	0.3326	16,365.8699
Total	**5.9326**	**24.5899**	**61.0436**	**0.2672**	**23.7691**	**0.2695**	**24.0386**	**6.4024**	**0.2550**	**6.6573**		**28,188.0879**	**28,188.0879**	**0.4378**	**2.0857**	**28,820.5760**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0732	0.0415	0.7363	2.1100e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		220.3098	220.3098	4.3100e-003	4.6800e-003	221.8117
Total	**0.0732**	**0.0415**	**0.7363**	**2.1100e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**220.3098**	**220.3098**	**4.3100e-003**	**4.6800e-003**	**221.8117**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8414	16.9429	25.9435	0.0342		0.9140	0.9140		0.9140	0.9140	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5421**	**16.9429**	**25.9435**	**0.0342**		**0.9140**	**0.9140**		**0.9140**	**0.9140**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0732	0.0415	0.7363	2.1100e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		220.3098	220.3098	4.3100e-003	4.6800e-003	221.8117
Total	**0.0732**	**0.0415**	**0.7363**	**2.1100e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**220.3098**	**220.3098**	**4.3100e-003**	**4.6800e-003**	**221.8117**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

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

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0688	0.0376	0.6910	2.0500e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		215.1701	215.1701	3.9100e-003	4.4000e-003	216.5794
Total	**0.0688**	**0.0376**	**0.6910**	**2.0500e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**215.1701**	**215.1701**	**3.9100e-003**	**4.4000e-003**	**216.5794**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8414	16.9429	25.9435	0.0342		0.9140	0.9140		0.9140	0.9140	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5421**	**16.9429**	**25.9435**	**0.0342**		**0.9140**	**0.9140**		**0.9140**	**0.9140**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

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

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0688	0.0376	0.6910	2.0500e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		215.1701	215.1701	3.9100e-003	4.4000e-003	216.5794
Total	**0.0688**	**0.0376**	**0.6910**	**2.0500e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**215.1701**	**215.1701**	**3.9100e-003**	**4.4000e-003**	**216.5794**

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	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**6.6521**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1081	0.6280	11.1404	0.0320	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,333.3823	3,333.3823	0.0653	0.0708	3,356.1072
Total	**1.1081**	**0.6280**	**11.1404**	**0.0320**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,333.3823**	**3,333.3823**	**0.0653**	**0.0708**	**3,356.1072**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**6.4639**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1081	0.6280	11.1404	0.0320	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,333.3823	3,333.3823	0.0653	0.0708	3,356.1072
Total	**1.1081**	**0.6280**	**11.1404**	**0.0320**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,333.3823**	**3,333.3823**	**0.0653**	**0.0708**	**3,356.1072**

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	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**6.6521**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

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

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0410	0.5686	10.4550	0.0310	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		3,255.6169	3,255.6169	0.0592	0.0666	3,276.9406
Total	**1.0410**	**0.5686**	**10.4550**	**0.0310**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**3,255.6169**	**3,255.6169**	**0.0592**	**0.0666**	**3,276.9406**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**6.4639**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0410	0.5686	10.4550	0.0310	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		3,255.6169	3,255.6169	0.0592	0.0666	3,276.9406
Total	**1.0410**	**0.5686**	**10.4550**	**0.0310**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**3,255.6169**	**3,255.6169**	**0.0592**	**0.0666**	**3,276.9406**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Unmitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

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

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

7.0 Water Detail

7.1 Mitigation Measures Water

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	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/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 (Commercial uses) is 30.20 acres

Construction Phase - Construction anticipated to end in 2027

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Off-road Equipment - Hours are based on an 8-hour workday

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	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, Summer

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

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	81.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.10	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	61.60	0.00
tblVehicleTrips	CC_TTP	69.00	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_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	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_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00

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

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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	17.4790	60.6160	73.7224	0.2090	8.9730	2.3103	11.2833	2.4111	2.1550	4.5661	0.0000	20,950.9751	20,950.9751	3.1006	0.6885	21,233.6489
2027	17.3571	60.4477	72.5567	0.2066	8.9730	2.3081	11.2811	2.4111	2.1530	4.5641	0.0000	20,741.4768	20,741.4768	3.0917	0.6698	21,018.3632
Maximum	**17.4790**	**60.6160**	**73.7224**	**0.2090**	**8.9730**	**2.3103**	**11.2833**	**2.4111**	**2.1550**	**4.5661**	**0.0000**	**20,950.9751**	**20,950.9751**	**3.1006**	**0.6885**	**21,233.6489**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	13.3474	15.6161	87.4481	0.2090	8.9730	0.2687	9.2417	2.4111	0.2636	2.6748	0.0000	20,950.9751	20,950.9751	3.1006	0.6885	21,233.6489
2027	13.2254	15.4478	86.2823	0.2066	8.9730	0.2665	9.2396	2.4111	0.2616	2.6727	0.0000	20,741.4768	20,741.4768	3.0917	0.6698	21,018.3632
Maximum	**13.3474**	**15.6161**	**87.4481**	**0.2090**	**8.9730**	**0.2687**	**9.2417**	**2.4111**	**0.2636**	**2.6748**	**0.0000**	**20,950.9751**	**20,950.9751**	**3.1006**	**0.6885**	**21,233.6489**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	23.72	74.34	-18.77	0.00	0.00	88.41	18.10	0.00	87.81	41.43	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2336	6.9293	2.8127	0.0358	1.3834	0.0608	1.4442	0.3983	0.0582	0.4565		3,800.2982	3,800.2982	0.0454	0.5585	3,967.8710
Worker	1.6543	0.9035	16.6138	0.0493	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		5,173.4373	5,173.4373	0.0940	0.1058	5,207.3223
Total	**1.8879**	**7.8328**	**19.4265**	**0.0851**	**7.5646**	**0.0858**	**7.6505**	**2.0376**	**0.0812**	**2.1188**		**8,973.7354**	**8,973.7354**	**0.1394**	**0.6643**	**9,175.1932**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0528	6.1903	44.4973	0.0860		0.1345	0.1345		0.1345	0.1345	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**1.0528**	**6.1903**	**44.4973**	**0.0860**		**0.1345**	**0.1345**		**0.1345**	**0.1345**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2336	6.9293	2.8127	0.0358	1.3834	0.0608	1.4442	0.3983	0.0582	0.4565		3,800.2982	3,800.2982	0.0454	0.5585	3,967.8710
Worker	1.6543	0.9035	16.6138	0.0493	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		5,173.4373	5,173.4373	0.0940	0.1058	5,207.3223
Total	**1.8879**	**7.8328**	**19.4265**	**0.0851**	**7.5646**	**0.0858**	**7.6505**	**2.0376**	**0.0812**	**2.1188**		**8,973.7354**	**8,973.7354**	**0.1394**	**0.6643**	**9,175.1932**

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2312	6.8589	2.7906	0.0351	1.3834	0.0605	1.4439	0.3983	0.0579	0.4562		3,726.2147	3,726.2147	0.0467	0.5467	3,890.3030
Worker	1.5570	0.8238	15.6824	0.0478	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		5,063.1510	5,063.1510	0.0856	0.1002	5,095.1604
Total	**1.7882**	**7.6827**	**18.4730**	**0.0829**	**7.5646**	**0.0840**	**7.6486**	**2.0376**	**0.0795**	**2.1171**		**8,789.3657**	**8,789.3657**	**0.1323**	**0.6469**	**8,985.4634**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0528	6.1903	44.4973	0.0860		0.1345	0.1345		0.1345	0.1345	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**1.0528**	**6.1903**	**44.4973**	**0.0860**		**0.1345**	**0.1345**		**0.1345**	**0.1345**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2312	6.8589	2.7906	0.0351	1.3834	0.0605	1.4439	0.3983	0.0579	0.4562		3,726.2147	3,726.2147	0.0467	0.5467	3,890.3030
Worker	1.5570	0.8238	15.6824	0.0478	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		5,063.1510	5,063.1510	0.0856	0.1002	5,095.1604
Total	**1.7882**	**7.6827**	**18.4730**	**0.0829**	**7.5646**	**0.0840**	**7.6486**	**2.0376**	**0.0795**	**2.1171**		**8,789.3657**	**8,789.3657**	**0.1323**	**0.6469**	**8,985.4634**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0449	0.0245	0.4507	1.3400e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		140.3283	140.3283	2.5500e-003	2.8700e-003	141.2474
Total	**0.0449**	**0.0245**	**0.4507**	**1.3400e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**140.3283**	**140.3283**	**2.5500e-003**	**2.8700e-003**	**141.2474**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0717**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0449	0.0245	0.4507	1.3400e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		140.3283	140.3283	2.5500e-003	2.8700e-003	141.2474
Total	**0.0449**	**0.0245**	**0.4507**	**1.3400e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**140.3283**	**140.3283**	**2.5500e-003**	**2.8700e-003**	**141.2474**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0422	0.0224	0.4254	1.3000e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		137.3368	137.3368	2.3200e-003	2.7200e-003	138.2051
Total	**0.0422**	**0.0224**	**0.4254**	**1.3000e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**137.3368**	**137.3368**	**2.3200e-003**	**2.7200e-003**	**138.2051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0717**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0422	0.0224	0.4254	1.3000e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		137.3368	137.3368	2.3200e-003	2.7200e-003	138.2051
Total	**0.0422**	**0.0224**	**0.4254**	**1.3000e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**137.3368**	**137.3368**	**2.3200e-003**	**2.7200e-003**	**138.2051**

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	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**8.1462**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

3.4 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3321	0.1814	3.3348	9.8900e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		1,038.4295	1,038.4295	0.0189	0.0212	1,045.2311
Total	**0.3321**	**0.1814**	**3.3348**	**9.8900e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**1,038.4295**	**1,038.4295**	**0.0189**	**0.0212**	**1,045.2311**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**7.9580**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3321	0.1814	3.3348	9.8900e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		1,038.4295	1,038.4295	0.0189	0.0212	1,045.2311
Total	**0.3321**	**0.1814**	**3.3348**	**9.8900e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**1,038.4295**	**1,038.4295**	**0.0189**	**0.0212**	**1,045.2311**

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	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**8.1462**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3125	0.1654	3.1478	9.6000e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		1,016.2925	1,016.2925	0.0172	0.0201	1,022.7176
Total	**0.3125**	**0.1654**	**3.1478**	**9.6000e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**1,016.2925**	**1,016.2925**	**0.0172**	**0.0201**	**1,022.7176**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**7.9580**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3125	0.1654	3.1478	9.6000e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		1,016.2925	1,016.2925	0.0172	0.0201	1,022.7176
Total	**0.3125**	**0.1654**	**3.1478**	**9.6000e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**1,016.2925**	**1,016.2925**	**0.0172**	**0.0201**	**1,022.7176**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

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
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Unmitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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, Winter

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, Winter

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	7.4946	76.1149	55.0639	0.1448	19.3944	3.0244	22.4187	4.8101	2.7824	7.5925	0.0000	14,035.7052	14,035.7052	4.4593	6.6900e-003	14,149.1819
2025	6.6664	63.8765	50.5041	0.1447	19.3944	2.5270	21.9213	4.8101	2.3248	7.1349	0.0000	14,021.5951	14,021.5951	4.4563	6.2400e-003	14,134.8616
Maximum	**7.4946**	**76.1149**	**55.0639**	**0.1448**	**19.3944**	**3.0244**	**22.4187**	**4.8101**	**2.7824**	**7.5925**	**0.0000**	**14,035.7052**	**14,035.7052**	**4.4593**	**6.6900e-003**	**14,149.1819**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	3.5902	67.6158	77.7082	0.1448	7.7684	2.5893	10.3576	1.9302	2.5892	4.5194	0.0000	14,035.7052	14,035.7052	4.4593	6.6900e-003	14,149.1819
2025	3.5842	67.6094	77.6522	0.1447	7.7684	2.5892	10.3576	1.9302	2.5891	4.5193	0.0000	14,021.5951	14,021.5951	4.4563	6.2400e-003	14,134.8616
Maximum	**3.5902**	**67.6158**	**77.7082**	**0.1448**	**7.7684**	**2.5893**	**10.3576**	**1.9302**	**2.5892**	**4.5194**	**0.0000**	**14,035.7052**	**14,035.7052**	**4.4593**	**6.6900e-003**	**14,149.1819**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	49.34	3.40	-47.17	0.00	59.95	6.72	53.28	59.87	-1.39	38.63	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	7.3985	76.0523	54.2266	0.1422		3.0229	3.0229		2.7810	2.7810		13,768.7416	13,768.7416	4.4531		13,880.0689
Total	**7.3985**	**76.0523**	**54.2266**	**0.1422**	**19.0590**	**3.0229**	**22.0819**	**4.7212**	**2.7810**	**7.5022**		**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0689**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0961	0.0626	0.8372	2.5900e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		266.9636	266.9636	6.2300e-003	6.6900e-003	269.1131
Total	**0.0961**	**0.0626**	**0.8372**	**2.5900e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**266.9636**	**266.9636**	**6.2300e-003**	**6.6900e-003**	**269.1131**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,768.7416	13,768.7416	4.4531		13,880.0688
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**7.4330**	**2.5878**	**10.0208**	**1.8413**	**2.5878**	**4.4290**	**0.0000**	**13,768.7416**	**13,768.7416**	**4.4531**		**13,880.0688**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0961	0.0626	0.8372	2.5900e-003	0.3353	1.5000e-003	0.3368	0.0889	1.3800e-003	0.0903		266.9636	266.9636	6.2300e-003	6.6900e-003	269.1131
Total	**0.0961**	**0.0626**	**0.8372**	**2.5900e-003**	**0.3353**	**1.5000e-003**	**0.3368**	**0.0889**	**1.3800e-003**	**0.0903**		**266.9636**	**266.9636**	**6.2300e-003**	**6.6900e-003**	**269.1131**

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	6.5763	63.8204	49.7229	0.1422		2.5256	2.5256		2.3235	2.3235		13,761.1043	13,761.1043	4.4506		13,872.3698
Total	**6.5763**	**63.8204**	**49.7229**	**0.1422**	**19.0590**	**2.5256**	**21.5846**	**4.7212**	**2.3235**	**7.0447**		**13,761.1043**	**13,761.1043**	**4.4506**		**13,872.3698**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0901	0.0561	0.7812	2.5000e-003	0.3353	1.4300e-003	0.3368	0.0889	1.3200e-003	0.0903		260.4908	260.4908	5.6300e-003	6.2400e-003	262.4918
Total	**0.0901**	**0.0561**	**0.7812**	**2.5000e-003**	**0.3353**	**1.4300e-003**	**0.3368**	**0.0889**	**1.3200e-003**	**0.0903**		**260.4908**	**260.4908**	**5.6300e-003**	**6.2400e-003**	**262.4918**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	3.4941	67.5532	76.8710	0.1422		2.5878	2.5878		2.5878	2.5878	0.0000	13,761.1043	13,761.1043	4.4506		13,872.3698
Total	**3.4941**	**67.5532**	**76.8710**	**0.1422**	**7.4330**	**2.5878**	**10.0208**	**1.8413**	**2.5878**	**4.4290**	**0.0000**	**13,761.1043**	**13,761.1043**	**4.4506**		**13,872.3698**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0901	0.0561	0.7812	2.5000e-003	0.3353	1.4300e-003	0.3368	0.0889	1.3200e-003	0.0903		260.4908	260.4908	5.6300e-003	6.2400e-003	262.4918
Total	**0.0901**	**0.0561**	**0.7812**	**2.5000e-003**	**0.3353**	**1.4300e-003**	**0.3368**	**0.0889**	**1.3200e-003**	**0.0903**		**260.4908**	**260.4908**	**5.6300e-003**	**6.2400e-003**	**262.4918**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 3 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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

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, Winter

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, Winter

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	7.3079	74.7079	51.7430	0.1395	19.3720	2.9552	22.3272	4.8042	2.7187	7.5229	0.0000	13,517.6422	13,517.6422	4.2971	6.2400e-003	13,626.9308
2025	6.4932	62.6511	47.1927	0.1393	19.3720	2.4670	21.8390	4.8042	2.2696	7.0738	0.0000	13,503.8911	13,503.8911	4.2941	5.8300e-003	13,612.9788
Maximum	**7.3079**	**74.7079**	**51.7430**	**0.1395**	**19.3720**	**2.9552**	**22.3272**	**4.8042**	**2.7187**	**7.5229**	**0.0000**	**13,517.6422**	**13,517.6422**	**4.2971**	**6.2400e-003**	**13,626.9308**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	1.7732	7.3537	62.5109	0.1395	7.7460	0.2259	7.9719	1.9243	0.2258	2.1500	0.0000	13,517.6422	13,517.6422	4.2971	6.2400e-003	13,626.9308
2025	1.7676	7.3477	62.4586	0.1393	7.7460	0.2258	7.9718	1.9243	0.2257	2.1500	0.0000	13,503.8911	13,503.8911	4.2941	5.8300e-003	13,612.9788
Maximum	**1.7732**	**7.3537**	**62.5109**	**0.1395**	**7.7460**	**0.2259**	**7.9719**	**1.9243**	**0.2258**	**2.1500**	**0.0000**	**13,517.6422**	**13,517.6422**	**4.2971**	**6.2400e-003**	**13,626.9308**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	74.34	89.30	-26.31	0.00	60.01	91.67	63.90	59.95	90.95	70.54	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
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
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
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**	**0.0000**	**3.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**	**0.0000**	**0.0173**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	7.2183	74.6494	50.9616	0.1370		2.9538	2.9538		2.7175	2.7175		13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**7.2183**	**74.6494**	**50.9616**	**0.1370**	**19.0590**	**2.9538**	**22.0128**	**4.7212**	**2.7175**	**7.4386**		**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0897	0.0584	0.7814	2.4200e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		249.1660	249.1660	5.8200e-003	6.2400e-003	251.1722
Total	**0.0897**	**0.0584**	**0.7814**	**2.4200e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**249.1660**	**249.1660**	**5.8200e-003**	**6.2400e-003**	**251.1722**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,268.4762	13,268.4762	4.2913		13,375.7586
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**7.4330**	**0.2245**	**7.6575**	**1.8413**	**0.2245**	**2.0657**	**0.0000**	**13,268.4762**	**13,268.4762**	**4.2913**		**13,375.7586**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0897	0.0584	0.7814	2.4200e-003	0.3130	1.4000e-003	0.3144	0.0830	1.2900e-003	0.0843		249.1660	249.1660	5.8200e-003	6.2400e-003	251.1722
Total	**0.0897**	**0.0584**	**0.7814**	**2.4200e-003**	**0.3130**	**1.4000e-003**	**0.3144**	**0.0830**	**1.2900e-003**	**0.0843**		**249.1660**	**249.1660**	**5.8200e-003**	**6.2400e-003**	**251.1722**

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	lb/day										lb/day					
Fugitive Dust					19.0590	0.0000	19.0590	4.7212	0.0000	4.7212			0.0000			0.0000
Off-Road	6.4092	62.5987	46.4635	0.1370		2.4657	2.4657		2.2684	2.2684		13,260.7664	13,260.7664	4.2888		13,367.9864
Total	**6.4092**	**62.5987**	**46.4635**	**0.1370**	**19.0590**	**2.4657**	**21.5247**	**4.7212**	**2.2684**	**6.9896**		**13,260.7664**	**13,260.7664**	**4.2888**		**13,367.9864**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0841	0.0524	0.7291	2.3300e-003	0.3130	1.3300e-003	0.3143	0.0830	1.2300e-003	0.0842		243.1247	243.1247	5.2600e-003	5.8300e-003	244.9923
Total	**0.0841**	**0.0524**	**0.7291**	**2.3300e-003**	**0.3130**	**1.3300e-003**	**0.3143**	**0.0830**	**1.2300e-003**	**0.0842**		**243.1247**	**243.1247**	**5.2600e-003**	**5.8300e-003**	**244.9923**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.4330	0.0000	7.4330	1.8413	0.0000	1.8413			0.0000			0.0000
Off-Road	1.6835	7.2953	61.7295	0.1370		0.2245	0.2245		0.2245	0.2245	0.0000	13,260.7664	13,260.7664	4.2888		13,367.9864
Total	**1.6835**	**7.2953**	**61.7295**	**0.1370**	**7.4330**	**0.2245**	**7.6575**	**1.8413**	**0.2245**	**2.0657**	**0.0000**	**13,260.7664**	**13,260.7664**	**4.2888**		**13,367.9864**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0841	0.0524	0.7291	2.3300e-003	0.3130	1.3300e-003	0.3143	0.0830	1.2300e-003	0.0842		243.1247	243.1247	5.2600e-003	5.8300e-003	244.9923
Total	**0.0841**	**0.0524**	**0.7291**	**2.3300e-003**	**0.3130**	**1.3300e-003**	**0.3143**	**0.0830**	**1.2300e-003**	**0.0842**		**243.1247**	**243.1247**	**5.2600e-003**	**5.8300e-003**	**244.9923**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Unmitigated	1.3946	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173

Beaumont Pointe (Phase 3 Grading - Mitigated [Tier 4 Equipment]) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2468					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1471					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-004	7.0000e-005	7.5700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0163	0.0163	4.0000e-005		0.0173
Total	**1.3946**	**7.0000e-005**	**7.5700e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0163**	**0.0163**	**4.0000e-005**		**0.0173**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	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/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 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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	110.00	328.00
tblConstructionPhase	NumDays	1,550.00	500.00
tblConstructionPhase	NumDays	110.00	164.00

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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, Winter

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	12.9655	94.4629	105.8660	0.3864	23.7692	3.0740	26.8433	6.4024	2.8731	9.2755	0.0000	39,286.1866	39,286.1866	3.5184	2.2185	40,035.2488
2025	21.8248	100.5739	135.4614	0.4483	27.9161	3.3885	31.3045	7.5022	3.1627	10.6648	0.0000	45,596.5991	45,596.5991	4.6375	2.2338	46,378.2092
2026	21.4510	99.9678	132.0459	0.4407	27.9160	3.3824	31.2984	7.5021	3.1571	10.6592	0.0000	44,951.5471	44,951.5471	4.6061	2.1717	45,713.8561
Maximum	**21.8248**	**100.5739**	**135.4614**	**0.4483**	**27.9161**	**3.3885**	**31.3045**	**7.5022**	**3.1627**	**10.6648**	**0.0000**	**45,596.5991**	**45,596.5991**	**4.6375**	**2.2338**	**46,378.2092**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	8.2596	52.3511	119.8716	0.3864	23.7692	1.8310	25.6002	6.4024	1.8157	8.2181	0.0000	39,286.1866	39,286.1866	3.5184	2.2185	40,035.2488
2025	17.0216	69.5925	154.5732	0.4483	27.9161	2.7638	30.6799	7.5022	2.7475	10.2496	0.0000	45,596.5991	45,596.5991	4.6375	2.2338	46,378.2092
2026	16.6479	68.9864	151.1578	0.4407	27.9160	2.7578	30.6738	7.5021	2.7419	10.2440	0.0000	44,951.5471	44,951.5471	4.6061	2.1717	45,713.8561
Maximum	**17.0216**	**69.5925**	**154.5732**	**0.4483**	**27.9161**	**2.7638**	**30.6799**	**7.5022**	**2.7475**	**10.2496**	**0.0000**	**45,596.5991**	**45,596.5991**	**4.6375**	**2.2338**	**46,378.2092**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	25.45	35.28	-13.99	0.00	0.00	25.32	2.79	0.00	20.54	6.17	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
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
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
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**	**0.0000**	**1.5000e-003**	**1.5000e-003**	**0.0000**	**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**	**0.0000**	**0.9646**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

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	lb/day										lb/day					
Off-Road	6.7041	67.3418	48.0416	0.1196		2.7946	2.7946		2.6090	2.6090		11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**6.7041**	**67.3418**	**48.0416**	**0.1196**		**2.7946**	**2.7946**		**2.6090**	**2.6090**		**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6959	23.4945	9.3223	0.1169	4.3425	0.1923	4.5348	1.2503	0.1839	1.4343		12,398.6848	12,398.6848	0.1301	1.8309	12,947.5361
Worker	5.5656	3.6266	48.5022	0.1499	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		15,466.0890	15,466.0890	0.3611	0.3876	15,590.6181
Total	**6.2615**	**27.1211**	**57.8244**	**0.2668**	**23.7692**	**0.2794**	**24.0486**	**6.4024**	**0.2641**	**6.6665**		**27,864.7737**	**27,864.7737**	**0.4912**	**2.2185**	**28,538.1542**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,421.4128	11,421.4128	3.0273		11,497.0947
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,421.4128**	**11,421.4128**	**3.0273**		**11,497.0947**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6959	23.4945	9.3223	0.1169	4.3425	0.1923	4.5348	1.2503	0.1839	1.4343		12,398.6848	12,398.6848	0.1301	1.8309	12,947.5361
Worker	5.5656	3.6266	48.5022	0.1499	19.4267	0.0871	19.5138	5.1521	0.0802	5.2322		15,466.0890	15,466.0890	0.3611	0.3876	15,590.6181
Total	**6.2615**	**27.1211**	**57.8244**	**0.2668**	**23.7692**	**0.2794**	**24.0486**	**6.4024**	**0.2641**	**6.6665**		**27,864.7737**	**27,864.7737**	**0.4912**	**2.2185**	**28,538.1542**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6862	23.3022	9.2201	0.1148	4.3424	0.1924	4.5348	1.2503	0.1841	1.4344		12,180.3056	12,180.3056	0.1350	1.7950	12,718.5853
Worker	5.2176	3.2516	45.2582	0.1449	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		15,091.0994	15,091.0994	0.3264	0.3616	15,207.0247
Total	**5.9037**	**26.5538**	**54.4783**	**0.2596**	**23.7692**	**0.2752**	**24.0444**	**6.4024**	**0.2603**	**6.6627**		**27,271.4050**	**27,271.4050**	**0.4614**	**2.1566**	**27,925.6100**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6862	23.3022	9.2201	0.1148	4.3424	0.1924	4.5348	1.2503	0.1841	1.4344		12,180.3056	12,180.3056	0.1350	1.7950	12,718.5853
Worker	5.2176	3.2516	45.2582	0.1449	19.4267	0.0828	19.5096	5.1521	0.0762	5.2283		15,091.0994	15,091.0994	0.3264	0.3616	15,207.0247
Total	**5.9037**	**26.5538**	**54.4783**	**0.2596**	**23.7692**	**0.2752**	**24.0444**	**6.4024**	**0.2603**	**6.6627**		**27,271.4050**	**27,271.4050**	**0.4614**	**2.1566**	**27,925.6100**

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	lb/day										lb/day					
Off-Road	6.0817	58.9262	47.0430	0.1196		2.3991	2.3991		2.2399	2.2399		11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**6.0817**	**58.9262**	**47.0430**	**0.1196**		**2.3991**	**2.3991**		**2.2399**	**2.2399**		**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6775	23.0701	9.1344	0.1127	4.3424	0.1916	4.5339	1.2503	0.1833	1.4335		11,958.8271	11,958.8271	0.1399	1.7589	12,486.4740
Worker	4.9167	2.9434	42.5142	0.1404	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		14,742.0378	14,742.0378	0.2966	0.3402	14,850.8197
Total	**5.5942**	**26.0135**	**51.6486**	**0.2530**	**23.7691**	**0.2701**	**24.0392**	**6.4024**	**0.2555**	**6.6579**		**26,700.8650**	**26,700.8650**	**0.4364**	**2.0991**	**27,337.2937**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9981	25.2300	62.0472	0.1196		1.5516	1.5516		1.5516	1.5516	0.0000	11,418.4096	11,418.4096	3.0153		11,493.7932
Total	**1.9981**	**25.2300**	**62.0472**	**0.1196**		**1.5516**	**1.5516**		**1.5516**	**1.5516**	**0.0000**	**11,418.4096**	**11,418.4096**	**3.0153**		**11,493.7932**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6775	23.0701	9.1344	0.1127	4.3424	0.1916	4.5339	1.2503	0.1833	1.4335		11,958.8271	11,958.8271	0.1399	1.7589	12,486.4740
Worker	4.9167	2.9434	42.5142	0.1404	19.4267	0.0785	19.5053	5.1521	0.0723	5.2243		14,742.0378	14,742.0378	0.2966	0.3402	14,850.8197
Total	**5.5942**	**26.0135**	**51.6486**	**0.2530**	**23.7691**	**0.2701**	**24.0392**	**6.4024**	**0.2555**	**6.6579**		**26,700.8650**	**26,700.8650**	**0.4364**	**2.0991**	**27,337.2937**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0691	0.0430	0.5989	1.9200e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		199.7096	199.7096	4.3200e-003	4.7900e-003	201.2437
Total	**0.0691**	**0.0430**	**0.5989**	**1.9200e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**199.7096**	**199.7096**	**4.3200e-003**	**4.7900e-003**	**201.2437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8414	16.9429	25.9435	0.0342		0.9140	0.9140		0.9140	0.9140	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5421**	**16.9429**	**25.9435**	**0.0342**		**0.9140**	**0.9140**		**0.9140**	**0.9140**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0691	0.0430	0.5989	1.9200e-003	0.2571	1.1000e-003	0.2582	0.0682	1.0100e-003	0.0692		199.7096	199.7096	4.3200e-003	4.7900e-003	201.2437
Total	**0.0691**	**0.0430**	**0.5989**	**1.9200e-003**	**0.2571**	**1.1000e-003**	**0.2582**	**0.0682**	**1.0100e-003**	**0.0692**		**199.7096**	**199.7096**	**4.3200e-003**	**4.7900e-003**	**201.2437**

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	lb/day										lb/day					
Off-Road	1.3727	12.8725	21.8670	0.0342		0.6278	0.6278		0.5776	0.5776		3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0734**	**12.8725**	**21.8670**	**0.0342**		**0.6278**	**0.6278**		**0.5776**	**0.5776**		**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0651	0.0390	0.5626	1.8600e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		195.0903	195.0903	3.9200e-003	4.5000e-003	196.5298
Total	**0.0651**	**0.0390**	**0.5626**	**1.8600e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**195.0903**	**195.0903**	**3.9200e-003**	**4.5000e-003**	**196.5298**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8414	16.9429	25.9435	0.0342		0.9140	0.9140		0.9140	0.9140	0.0000	3,310.1177	3,310.1177	1.0706		3,336.8817
Paving	0.7007					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.5421**	**16.9429**	**25.9435**	**0.0342**		**0.9140**	**0.9140**		**0.9140**	**0.9140**	**0.0000**	**3,310.1177**	**3,310.1177**	**1.0706**		**3,336.8817**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0651	0.0390	0.5626	1.8600e-003	0.2571	1.0400e-003	0.2581	0.0682	9.6000e-004	0.0691		195.0903	195.0903	3.9200e-003	4.5000e-003	196.5298
Total	**0.0651**	**0.0390**	**0.5626**	**1.8600e-003**	**0.2571**	**1.0400e-003**	**0.2581**	**0.0682**	**9.6000e-004**	**0.0691**		**195.0903**	**195.0903**	**3.9200e-003**	**4.5000e-003**	**196.5298**

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	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**6.6521**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0447	0.6511	9.0621	0.0290	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,021.6931	3,021.6931	0.0654	0.0724	3,044.9048
Total	**1.0447**	**0.6511**	**9.0621**	**0.0290**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,021.6931**	**3,021.6931**	**0.0654**	**0.0724**	**3,044.9048**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**6.4639**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0447	0.6511	9.0621	0.0290	3.8898	0.0166	3.9064	1.0316	0.0153	1.0469		3,021.6931	3,021.6931	0.0654	0.0724	3,044.9048
Total	**1.0447**	**0.6511**	**9.0621**	**0.0290**	**3.8898**	**0.0166**	**3.9064**	**1.0316**	**0.0153**	**1.0469**		**3,021.6931**	**3,021.6931**	**0.0654**	**0.0724**	**3,044.9048**

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	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**6.6521**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9845	0.5894	8.5126	0.0281	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		2,951.8004	2,951.8004	0.0594	0.0681	2,973.5819
Total	**0.9845**	**0.5894**	**8.5126**	**0.0281**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**2,951.8004**	**2,951.8004**	**0.0594**	**0.0681**	**2,973.5819**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**6.4639**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9845	0.5894	8.5126	0.0281	3.8898	0.0157	3.9055	1.0316	0.0145	1.0461		2,951.8004	2,951.8004	0.0594	0.0681	2,973.5819
Total	**0.9845**	**0.5894**	**8.5126**	**0.0281**	**3.8898**	**0.0157**	**3.9055**	**1.0316**	**0.0145**	**1.0461**		**2,951.8004**	**2,951.8004**	**0.0594**	**0.0681**	**2,973.5819**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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	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 Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Unmitigated	44.4105	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.1043					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	39.2674					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0388	3.8200e-003	0.4214	3.0000e-005		1.5000e-003	1.5000e-003		1.5000e-003	1.5000e-003		0.9057	0.9057	2.3600e-003		0.9646
Total	**44.4105**	**3.8200e-003**	**0.4214**	**3.0000e-005**		**1.5000e-003**	**1.5000e-003**		**1.5000e-003**	**1.5000e-003**		**0.9057**	**0.9057**	**2.3600e-003**		**0.9646**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Industrial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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, Winter

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/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 (Commercial uses) is 30.20 acres

Construction Phase - Construction anticipated to end in 2027

Off-road Equipment - Construction equipment based on discussion with Project team

Off-road Equipment -

Off-road Equipment - Hours are based on an 8-hour workday

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

Water And Wastewater - Construction run only

Solid Waste - Construction run only

Construction Off-road Equipment Mitigation - MM AQ-2 - Off-road dieself construction equipment shall comply with EPA/CARB Tier 4 off-road emissions standards or equivalent

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	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

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

tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	81.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.10	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	61.60	0.00
tblVehicleTrips	CC_TTP	69.00	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_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	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_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00

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

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	17.3508	61.0770	70.0299	0.2035	8.9730	2.3105	11.2835	2.4111	2.1552	4.5663	0.0000	20,367.7774	20,367.7774	3.1002	0.6933	20,651.8715
2027	17.2404	60.9011	69.0893	0.2012	8.9730	2.3083	11.2813	2.4111	2.1532	4.5643	0.0000	20,171.6383	20,171.6383	3.0915	0.6744	20,449.8850
Maximum	**17.3508**	**61.0770**	**70.0299**	**0.2035**	**8.9730**	**2.3105**	**11.2835**	**2.4111**	**2.1552**	**4.5663**	**0.0000**	**20,367.7774**	**20,367.7774**	**3.1002**	**0.6933**	**20,651.8715**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	13.2192	16.0771	83.7556	0.2035	8.9730	0.2689	9.2419	2.4111	0.2638	2.6750	0.0000	20,367.7774	20,367.7774	3.1002	0.6933	20,651.8714
2027	13.1087	15.9012	82.8150	0.2012	8.9730	0.2667	9.2397	2.4111	0.2618	2.6729	0.0000	20,171.6383	20,171.6383	3.0915	0.6744	20,449.8850
Maximum	**13.2192**	**16.0771**	**83.7556**	**0.2035**	**8.9730**	**0.2689**	**9.2419**	**2.4111**	**0.2638**	**2.6750**	**0.0000**	**20,367.7774**	**20,367.7774**	**3.1002**	**0.6933**	**20,651.8714**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	23.89	73.78	-19.73	0.00	0.00	88.40	18.10	0.00	87.80	41.43	0.00	0.00	0.00	0.00	0.00	0.00

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
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
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
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**	**0.0000**	**4.5000e-004**	**4.5000e-004**	**0.0000**	**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**	**0.0000**	**0.2917**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2158	7.3498	2.9101	0.0359	1.3834	0.0610	1.4444	0.3983	0.0584	0.4567		3,809.8918	3,809.8918	0.0446	0.5604	3,977.9917
Worker	1.5644	0.9365	13.5272	0.0447	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		4,690.6484	4,690.6484	0.0944	0.1082	4,725.2608
Total	**1.7802**	**8.2863**	**16.4373**	**0.0806**	**7.5646**	**0.0860**	**7.6507**	**2.0376**	**0.0814**	**2.1190**		**8,500.5402**	**8,500.5402**	**0.1389**	**0.6686**	**8,703.2525**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0528	6.1903	44.4973	0.0860		0.1345	0.1345		0.1345	0.1345	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**1.0528**	**6.1903**	**44.4973**	**0.0860**		**0.1345**	**0.1345**		**0.1345**	**0.1345**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2158	7.3498	2.9101	0.0359	1.3834	0.0610	1.4444	0.3983	0.0584	0.4567		3,809.8918	3,809.8918	0.0446	0.5604	3,977.9917
Worker	1.5644	0.9365	13.5272	0.0447	6.1812	0.0250	6.2062	1.6393	0.0230	1.6623		4,690.6484	4,690.6484	0.0944	0.1082	4,725.2608
Total	**1.7802**	**8.2863**	**16.4373**	**0.0806**	**7.5646**	**0.0860**	**7.6507**	**2.0376**	**0.0814**	**2.1190**		**8,500.5402**	**8,500.5402**	**0.1389**	**0.6686**	**8,703.2525**

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	lb/day										lb/day					
Off-Road	4.3616	42.4683	33.5203	0.0860		1.7316	1.7316		1.6149	1.6149		8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**4.3616**	**42.4683**	**33.5203**	**0.0860**		**1.7316**	**1.7316**		**1.6149**	**1.6149**		**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2135	7.2757	2.8879	0.0352	1.3834	0.0607	1.4441	0.3983	0.0581	0.4564		3,735.6713	3,735.6713	0.0459	0.5485	3,900.2746
Worker	1.4764	0.8537	12.7793	0.0434	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		4,591.3540	4,591.3540	0.0861	0.1025	4,624.0518
Total	**1.6899**	**8.1293**	**15.6671**	**0.0786**	**7.5646**	**0.0842**	**7.6488**	**2.0376**	**0.0797**	**2.1173**		**8,327.0252**	**8,327.0252**	**0.1321**	**0.6510**	**8,524.3264**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0528	6.1903	44.4973	0.0860		0.1345	0.1345		0.1345	0.1345	0.0000	8,216.4726	8,216.4726	2.2056		8,271.6136
Total	**1.0528**	**6.1903**	**44.4973**	**0.0860**		**0.1345**	**0.1345**		**0.1345**	**0.1345**	**0.0000**	**8,216.4726**	**8,216.4726**	**2.2056**		**8,271.6136**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2135	7.2757	2.8879	0.0352	1.3834	0.0607	1.4441	0.3983	0.0581	0.4564		3,735.6713	3,735.6713	0.0459	0.5485	3,900.2746
Worker	1.4764	0.8537	12.7793	0.0434	6.1812	0.0235	6.2047	1.6393	0.0216	1.6609		4,591.3540	4,591.3540	0.0861	0.1025	4,624.0518
Total	**1.6899**	**8.1293**	**15.6671**	**0.0786**	**7.5646**	**0.0842**	**7.6488**	**2.0376**	**0.0797**	**2.1173**		**8,327.0252**	**8,327.0252**	**0.1321**	**0.6510**	**8,524.3264**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0424	0.0254	0.3669	1.2100e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		127.2328	127.2328	2.5600e-003	2.9400e-003	128.1716
Total	**0.0424**	**0.0254**	**0.3669**	**1.2100e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**127.2328**	**127.2328**	**2.5600e-003**	**2.9400e-003**	**128.1716**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0717**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0424	0.0254	0.3669	1.2100e-003	0.1677	6.8000e-004	0.1683	0.0445	6.2000e-004	0.0451		127.2328	127.2328	2.5600e-003	2.9400e-003	128.1716
Total	**0.0424**	**0.0254**	**0.3669**	**1.2100e-003**	**0.1677**	**6.8000e-004**	**0.1683**	**0.0445**	**6.2000e-004**	**0.0451**		**127.2328**	**127.2328**	**2.5600e-003**	**2.9400e-003**	**128.1716**

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	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.7064**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0401	0.0232	0.3466	1.1800e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		124.5394	124.5394	2.3400e-003	2.7800e-003	125.4264
Total	**0.0401**	**0.0232**	**0.3466**	**1.1800e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**124.5394**	**124.5394**	**2.3400e-003**	**2.7800e-003**	**125.4264**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	1.7912					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**2.0717**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Paving - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0401	0.0232	0.3466	1.1800e-003	0.1677	6.4000e-004	0.1683	0.0445	5.9000e-004	0.0451		124.5394	124.5394	2.3400e-003	2.7800e-003	125.4264
Total	**0.0401**	**0.0232**	**0.3466**	**1.1800e-003**	**0.1677**	**6.4000e-004**	**0.1683**	**0.0445**	**5.9000e-004**	**0.0451**		**124.5394**	**124.5394**	**2.3400e-003**	**2.7800e-003**	**125.4264**

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	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**8.1462**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3140	0.1880	2.7152	8.9600e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		941.5226	941.5226	0.0189	0.0217	948.4701
Total	**0.3140**	**0.1880**	**2.7152**	**8.9600e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**941.5226**	**941.5226**	**0.0189**	**0.0217**	**948.4701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**7.9580**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.3140	0.1880	2.7152	8.9600e-003	1.2407	5.0200e-003	1.2457	0.3290	4.6200e-003	0.3337		941.5226	941.5226	0.0189	0.0217	948.4701
Total	**0.3140**	**0.1880**	**2.7152**	**8.9600e-003**	**1.2407**	**5.0200e-003**	**1.2457**	**0.3290**	**4.6200e-003**	**0.3337**		**941.5226**	**941.5226**	**0.0189**	**0.0217**	**948.4701**

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	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	**8.1462**	**1.5273**	**2.4122**	**3.9600e-003**		**0.0687**	**0.0687**		**0.0687**	**0.0687**		**375.2641**	**375.2641**	**0.0205**		**375.7758**

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2964	0.1714	2.5651	8.7100e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		921.5919	921.5919	0.0173	0.0206	928.1551
Total	**0.2964**	**0.1714**	**2.5651**	**8.7100e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**921.5919**	**921.5919**	**0.0173**	**0.0206**	**928.1551**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.9184					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0205		375.7758
Total	**7.9580**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0205**		**375.7758**

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2964	0.1714	2.5651	8.7100e-003	1.2407	4.7100e-003	1.2454	0.3290	4.3400e-003	0.3334		921.5919	921.5919	0.0173	0.0206	928.1551
Total	**0.2964**	**0.1714**	**2.5651**	**8.7100e-003**	**1.2407**	**4.7100e-003**	**1.2454**	**0.3290**	**4.3400e-003**	**0.3334**		**921.5919**	**921.5919**	**0.0173**	**0.0206**	**928.1551**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	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

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
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

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

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
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Golf Course	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Health Club	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
High Turnover (Sit Down Restaurant)	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Hotel	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Other Asphalt Surfaces	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464
Quality Restaurant	0.544951	0.056922	0.175129	0.132247	0.024165	0.006855	0.011655	0.018450	0.000608	0.000293	0.023172	0.001089	0.004464

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Arena	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
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
Health Club	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
High Turnover (Sit Down Restaurant)	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
Hotel	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
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
Quality Restaurant	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
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**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Unmitigated	8.8541	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0294					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.8130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0117	1.1500e-003	0.1274	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2739	0.2739	7.1000e-004		0.2917
Total	**8.8541**	**1.1500e-003**	**0.1274**	**1.0000e-005**		**4.5000e-004**	**4.5000e-004**		**4.5000e-004**	**4.5000e-004**		**0.2739**	**0.2739**	**7.1000e-004**		**0.2917**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Commercial Non-Grading Activities - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX 3.7:

CALEEMOD PHASE 1 OPERATIONAL EMISSIONS MODEL OUTPUTS

This page intentionally left blank

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Summer

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**	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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/27/2022	5/1/2022

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.1253	27.9828	12.6196	0.1756	7.5480	0.3483	7.8963	2.0846	0.3330	2.4176		18,596.5401	18,596.5401	0.2707	2.5631	19,367.0966
Total	**3.5140**	**29.3725**	**13.8071**	**0.1839**	**7.5480**	**0.4540**	**8.0020**	**2.0846**	**0.4387**	**2.5232**		**20,263.9489**	**20,263.9489**	**0.3028**	**2.5936**	**21,044.4166**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.1253	27.9828	12.6196	0.1756	7.5480	0.3483	7.8963	2.0846	0.3330	2.4176		18,596.5401	18,596.5401	0.2707	2.5631	19,367.0966
Total	**3.5140**	**29.3725**	**13.8071**	**0.1839**	**7.5480**	**0.4540**	**8.0020**	**2.0846**	**0.4387**	**2.5232**		**20,263.9489**	**20,263.9489**	**0.3028**	**2.5936**	**21,044.4166**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/1/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1253	27.9828	12.6196	0.1756	7.5480	0.3483	7.8963	2.0846	0.3330	2.4176		18,596.5401	18,596.5401	0.2707	2.5631	19,367.0966
Unmitigated	1.1253	27.9828	12.6196	0.1756	7.5480	0.3483	7.8963	2.0846	0.3330	2.4176		18,596.5401	18,596.5401	0.2707	2.5631	19,367.0966

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	563,605	563,605
User Defined Industrial	178.00	70.84	176.58	2,365,834	2,365,834
Total	316.00	125.76	313.48	2,929,438	2,929,438

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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Refrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.176300	0.048400	0.089900	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8900e-003	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.9000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8900e-003	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.9000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Winter

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**	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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	5/27/2022	5/1/2022

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblFleetMix	UBUS	3.1500e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.0334	29.5274	11.8973	0.1747	7.5480	0.3485	7.8965	2.0846	0.3332	2.4178		18,502.4556	18,502.4556	0.2703	2.5678	19,274.4215
Total	**3.4221**	**30.9170**	**13.0849**	**0.1830**	**7.5480**	**0.4542**	**8.0022**	**2.0846**	**0.4389**	**2.5234**		**20,169.8644**	**20,169.8644**	**0.3023**	**2.5984**	**20,951.7415**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.0334	29.5274	11.8973	0.1747	7.5480	0.3485	7.8965	2.0846	0.3332	2.4178		18,502.4556	18,502.4556	0.2703	2.5678	19,274.4215
Total	**3.4221**	**30.9170**	**13.0849**	**0.1830**	**7.5480**	**0.4542**	**8.0022**	**2.0846**	**0.4389**	**2.5234**		**20,169.8644**	**20,169.8644**	**0.3023**	**2.5984**	**20,951.7415**

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/1/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0334	29.5274	11.8973	0.1747	7.5480	0.3485	7.8965	2.0846	0.3332	2.4178		18,502.4556	18,502.4556	0.2703	2.5678	19,274.4215
Unmitigated	1.0334	29.5274	11.8973	0.1747	7.5480	0.3485	7.8965	2.0846	0.3332	2.4178		18,502.4556	18,502.4556	0.2703	2.5678	19,274.4215

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	563,605	563,605
User Defined Industrial	178.00	70.84	176.58	2,365,834	2,365,834
Total	316.00	125.76	313.48	2,929,438	2,929,438

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	17.54	8.40	6.90	59.00	0.00	41.00	92	5	3
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Refrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.176300	0.048400	0.089900	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8900e-003	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.9000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8900e-003	1.9000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.9000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 1 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,279.19	1000sqft	29.37	1,279,191.00	0
User Defined Industrial	1,279.19	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	1,015.00	1000sqft	23.30	1,014,998.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	0

1.2 Other Project Characteristics

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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water And Wastewater - Water use based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	70.00	0.00
tblConstructionPhase	PhaseEndDate	8/5/2022	5/1/2022
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.1500e-004	0.00
tblLandUse	LandUseSquareFeet	1,279,190.00	1,279,191.00
tblLandUse	LandUseSquareFeet	1,015,000.00	1,014,998.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	5.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	295,812,687.50	4,692,495.75
tblWater	OutdoorWaterUseRate	0.00	6,413,686.20

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Energy	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
Mobile	10.2283	98.7589	114.8544	0.7534	41.2781	1.2893	42.5673	11.1993	1.2301	12.4294		79,416.9969	79,416.9969	1.6974	9.6143	82,324.4972
Offroad	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**40.1169**	**104.6336**	**119.5949**	**0.7734**	**41.2781**	**1.5312**	**42.8092**	**11.1993**	**1.4570**	**12.6563**	**0.0000**	**81,779.3533**	**81,779.3533**	**2.2114**	**9.6295**	**84,704.2296**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Energy	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
Mobile	10.2283	98.7589	114.8544	0.7534	41.2781	1.2893	42.5673	11.1993	1.2301	12.4294		79,416.9969	79,416.9969	1.6974	9.6143	82,324.4972
Offroad	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**40.1169**	**104.6336**	**119.5949**	**0.7734**	**41.2781**	**1.5312**	**42.8092**	**11.1993**	**1.4570**	**12.6563**	**0.0000**	**81,779.3533**	**81,779.3533**	**2.2114**	**9.6295**	**84,704.2296**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/1/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 34.45

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.2283	98.7589	114.8544	0.7534	41.2781	1.2893	42.5673	11.1993	1.2301	12.4294		79,416.9969	79,416.9969	1.6974	9.6143	82,324.4972
Unmitigated	10.2283	98.7589	114.8544	0.7534	41.2781	1.2893	42.5673	11.1993	1.2301	12.4294		79,416.9969	79,416.9969	1.6974	9.6143	82,324.4972

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	2,238.58	858.85	2123.33	9,059,842	9,059,842
User Defined Industrial	484.81	233.84	578.07	6,730,817	6,730,817
Total	2,723.40	1,092.68	2,701.40	15,790,659	15,790,659

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
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 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.084100	0.023100	0.107200	0.785600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
NaturalGas Unmitigated	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	7044.31	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
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
Total		**0.0760**	**0.6906**	**0.5801**	**4.1400e-003**		**0.0525**	**0.0525**		**0.0525**	**0.0525**		**828.7426**	**828.7426**	**0.0159**	**0.0152**	**833.6674**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	7.04431	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
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
Total		**0.0760**	**0.6906**	**0.5801**	**4.1400e-003**		**0.0525**	**0.0525**		**0.0525**	**0.0525**		**828.7426**	**828.7426**	**0.0159**	**0.0152**	**833.6674**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Unmitigated	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.3631					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	25.8595					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0384	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Total	**29.2611**	**3.7700e-003**	**0.4144**	**3.0000e-005**		**1.4800e-003**	**1.4800e-003**		**1.4800e-003**	**1.4800e-003**		**0.8884**	**0.8884**	**2.3300e-003**		**0.9466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.3631					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	25.8595					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0384	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Total	**29.2611**	**3.7700e-003**	**0.4144**	**3.0000e-005**		**1.4800e-003**	**1.4800e-003**		**1.4800e-003**	**1.4800e-003**		**0.8884**	**0.8884**	**2.3300e-003**		**0.9466**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	5	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**0.5516**	**5.1804**	**3.7460**	**0.0158**		**0.1880**	**0.1880**		**0.1729**	**0.1729**	**0.0000**	**1,532.7255**	**1,532.7255**	**0.4957**		**1,545.1184**

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 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	1,279.19	1000sqft	29.37	1,279,191.00	0
User Defined Industrial	1,279.19	User Defined Unit	0.00	0.00	0
Other Asphalt Surfaces	1,015.00	1000sqft	23.30	1,014,998.00	0
Other Non-Asphalt Surfaces	168.55	1000sqft	3.87	168,551.00	0
Parking Lot	317.18	1000sqft	7.28	317,175.00	0

1.2 Other Project Characteristics

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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess Survey Results (2014)

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water And Wastewater - Water use based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	70.00	0.00
tblConstructionPhase	PhaseEndDate	8/5/2022	5/1/2022
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.53	0.58
tblFleetMix	LDA	0.53	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.3100e-003	0.00
tblFleetMix	LHD2	7.3100e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MH	5.4680e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	OBUS	6.1600e-004	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	SBUS	1.1000e-003	0.00
tblFleetMix	UBUS	3.1500e-004	0.00

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.1500e-004	0.00
tblLandUse	LandUseSquareFeet	1,279,190.00	1,279,191.00
tblLandUse	LandUseSquareFeet	1,015,000.00	1,014,998.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	5.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	508.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	295,812,687.50	4,692,495.75
tblWater	OutdoorWaterUseRate	0.00	6,413,686.20

2.0 Emissions Summary

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Energy	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
Mobile	9.0188	104.3154	102.5945	0.7371	41.2781	1.2900	42.5681	11.1993	1.2309	12.4302		77,751.5252	77,751.5252	1.7064	9.6436	80,667.9657
Offroad	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**38.9075**	**110.1901**	**107.3350**	**0.7571**	**41.2781**	**1.5320**	**42.8100**	**11.1993**	**1.4577**	**12.6570**	**0.0000**	**80,113.8816**	**80,113.8816**	**2.2203**	**9.6588**	**83,047.6981**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Energy	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
Mobile	9.0188	104.3154	102.5945	0.7371	41.2781	1.2900	42.5681	11.1993	1.2309	12.4302		77,751.5252	77,751.5252	1.7064	9.6436	80,667.9657
Offroad	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**38.9075**	**110.1901**	**107.3350**	**0.7571**	**41.2781**	**1.5320**	**42.8100**	**11.1993**	**1.4577**	**12.6570**	**0.0000**	**80,113.8816**	**80,113.8816**	**2.2203**	**9.6588**	**83,047.6981**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/1/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Acres of Paving: 34.45

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.0188	104.3154	102.5945	0.7371	41.2781	1.2900	42.5681	11.1993	1.2309	12.4302		77,751.5252	77,751.5252	1.7064	9.6436	80,667.9657
Unmitigated	9.0188	104.3154	102.5945	0.7371	41.2781	1.2900	42.5681	11.1993	1.2309	12.4302		77,751.5252	77,751.5252	1.7064	9.6436	80,667.9657

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	2,238.58	858.85	2123.33	9,059,842	9,059,842
User Defined Industrial	484.81	233.84	578.07	6,730,817	6,730,817
Total	2,723.40	1,092.68	2,701.40	15,790,659	15,790,659

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
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 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Other Non-Asphalt Surfaces	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Parking Lot	0.534849	0.056022	0.172639	0.141007	0.026597	0.007310	0.011327	0.018693	0.000616	0.000315	0.024057	0.001100	0.005468
Unrefrigerated Warehouse-No Rail	0.576000	0.060300	0.185900	0.151900	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025900	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.084100	0.023100	0.107200	0.785600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
NaturalGas Unmitigated	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	7044.31	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
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
Total		**0.0760**	**0.6906**	**0.5801**	**4.1400e-003**		**0.0525**	**0.0525**		**0.0525**	**0.0525**		**828.7426**	**828.7426**	**0.0159**	**0.0152**	**833.6674**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	7.04431	0.0760	0.6906	0.5801	4.1400e-003		0.0525	0.0525		0.0525	0.0525		828.7426	828.7426	0.0159	0.0152	833.6674
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
Total		**0.0760**	**0.6906**	**0.5801**	**4.1400e-003**		**0.0525**	**0.0525**		**0.0525**	**0.0525**		**828.7426**	**828.7426**	**0.0159**	**0.0152**	**833.6674**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Unmitigated	29.2611	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.3631					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	25.8595					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0384	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Total	**29.2611**	**3.7700e-003**	**0.4144**	**3.0000e-005**		**1.4800e-003**	**1.4800e-003**		**1.4800e-003**	**1.4800e-003**		**0.8884**	**0.8884**	**2.3300e-003**		**0.9466**

Beaumont Pointe (Phase 1 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.3631					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	25.8595					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0384	3.7700e-003	0.4144	3.0000e-005		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003		0.8884	0.8884	2.3300e-003		0.9466
Total	**29.2611**	**3.7700e-003**	**0.4144**	**3.0000e-005**		**1.4800e-003**	**1.4800e-003**		**1.4800e-003**	**1.4800e-003**		**0.8884**	**0.8884**	**2.3300e-003**		**0.9466**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	5	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.5516	5.1804	3.7460	0.0158		0.1880	0.1880		0.1729	0.1729	0.0000	1,532.7255	1,532.7255	0.4957		1,545.1184
Total	**0.5516**	**5.1804**	**3.7460**	**0.0158**		**0.1880**	**0.1880**		**0.1729**	**0.1729**	**0.0000**	**1,532.7255**	**1,532.7255**	**0.4957**		**1,545.1184**

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

APPENDIX 3.8:

CALEEMOD PHASE 2 OPERATIONAL EMISSIONS MODEL OUTPUTS

This page intentionally left blank

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - General Light Industrial Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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 the 2025

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess 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 usaged based on information provided in the WSA

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.29
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.08
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.64
tblVehicleTrips	ST_TR	0.00	0.35
tblVehicleTrips	SU_TR	5.09	4.11
tblVehicleTrips	SU_TR	0.00	0.89
tblVehicleTrips	WD_TR	3.93	3.90
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.9945	71.9722	99.4400	0.5853	38.6266	0.8895	39.5161	10.5598	0.8478	11.4076		61,589.8296	61,589.8296	1.3054	6.3567	63,516.7540
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**20.8524**	**77.9263**	**104.6841**	**0.6177**	**38.6266**	**1.2816**	**39.9082**	**10.5598**	**1.2349**	**11.7947**	**0.0000**	**67,414.5569**	**67,414.5569**	**1.6045**	**6.4522**	**69,377.4239**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	8.9945	71.9722	99.4400	0.5853	38.6266	0.8895	39.5161	10.5598	0.8478	11.4076		61,589.8296	61,589.8296	1.3054	6.3567	63,516.7540
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**20.8524**	**77.9263**	**104.6841**	**0.6177**	**38.6266**	**1.2816**	**39.9082**	**10.5598**	**1.2349**	**11.7947**	**0.0000**	**67,414.5569**	**67,414.5569**	**1.6045**	**6.4522**	**69,377.4239**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	9/1/2023	8/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.9945	71.9722	99.4400	0.5853	38.6266	0.8895	39.5161	10.5598	0.8478	11.4076		61,589.8296	61,589.8296	1.3054	6.3567	63,516.7540
Unmitigated	8.9945	71.9722	99.4400	0.5853	38.6266	0.8895	39.5161	10.5598	0.8478	11.4076		61,589.8296	61,589.8296	1.3054	6.3567	63,516.7540

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,950.00	817.85	2054.95	8,324,782	8,324,782
User Defined Industrial	532.00	177.15	445.05	6,826,976	6,826,976
Total	2,482.00	995.00	2,500.00	15,151,758	15,151,758

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	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290800	0.081400	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

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 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - General Light Industrial Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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 the 2025

Land Use - Although the Project proposed 500 TSF of General Light Industry use, CalEEMod only permits General Light Industry area of less than 50 TSF. As such, General Heavy Industry will be modeled

Construction Phase - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic Analysis

Operational Off-Road Equipment - Based on SCAQMD High Cube Warehouse Truck Trip Study White Paper Summary of Busniess 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 usaged based on information provided in the WSA

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.29
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.08
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.42	1.64
tblVehicleTrips	ST_TR	0.00	0.35
tblVehicleTrips	SU_TR	5.09	4.11
tblVehicleTrips	SU_TR	0.00	0.89
tblVehicleTrips	WD_TR	3.93	3.90
tblVehicleTrips	WD_TR	0.00	1.06
tblWater	IndoorWaterUseRate	115,625,000.00	843,999.83
tblWater	OutdoorWaterUseRate	0.00	1,153,575.91

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.9900	75.9217	88.9642	0.5708	38.6266	0.8899	39.5165	10.5598	0.8481	11.4080		60,082.1797	60,082.1797	1.3135	6.3841	62,017.4632
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.8479**	**81.8759**	**94.2084**	**0.6032**	**38.6266**	**1.2820**	**39.9086**	**10.5598**	**1.2353**	**11.7951**	**0.0000**	**65,906.9071**	**65,906.9071**	**1.6125**	**6.4796**	**67,878.1331**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.9900	75.9217	88.9642	0.5708	38.6266	0.8899	39.5165	10.5598	0.8481	11.4080		60,082.1797	60,082.1797	1.3135	6.3841	62,017.4632
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.8479**	**81.8759**	**94.2084**	**0.6032**	**38.6266**	**1.2820**	**39.9086**	**10.5598**	**1.2353**	**11.7951**	**0.0000**	**65,906.9071**	**65,906.9071**	**1.6125**	**6.4796**	**67,878.1331**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	9/1/2023	8/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.9900	75.9217	88.9642	0.5708	38.6266	0.8899	39.5165	10.5598	0.8481	11.4080		60,082.1797	60,082.1797	1.3135	6.3841	62,017.4632
Unmitigated	7.9900	75.9217	88.9642	0.5708	38.6266	0.8899	39.5165	10.5598	0.8481	11.4080		60,082.1797	60,082.1797	1.3135	6.3841	62,017.4632

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	1,950.00	817.85	2054.95	8,324,782	8,324,782
User Defined Industrial	532.00	177.15	445.05	6,826,976	6,826,976
Total	2,482.00	995.00	2,500.00	15,151,758	15,151,758

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	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290800	0.081400	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

Beaumont Pointe (Phase 2 - General Light Industrial Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

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 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Summer

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**	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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseEndDate	6/28/2023	5/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.0505	26.8797	11.7859	0.1688	7.5399	0.3419	7.8819	2.0825	0.3269	2.4093		17,924.6899	17,924.6899	0.2853	2.4686	18,667.4761
Total	**3.4392**	**28.2693**	**12.9734**	**0.1772**	**7.5399**	**0.4476**	**7.9875**	**2.0825**	**0.4326**	**2.5150**		**19,592.0987**	**19,592.0987**	**0.3174**	**2.4992**	**20,344.7961**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	1.0505	26.8797	11.7859	0.1688	7.5399	0.3419	7.8819	2.0825	0.3269	2.4093		17,924.6899	17,924.6899	0.2853	2.4686	18,667.4761
Total	**3.4392**	**28.2693**	**12.9734**	**0.1772**	**7.5399**	**0.4476**	**7.9875**	**2.0825**	**0.4326**	**2.5150**		**19,592.0987**	**19,592.0987**	**0.3174**	**2.4992**	**20,344.7961**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	6/1/2023	5/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0505	26.8797	11.7859	0.1688	7.5399	0.3419	7.8819	2.0825	0.3269	2.4093		17,924.6899	17,924.6899	0.2853	2.4686	18,667.4761
Unmitigated	1.0505	26.8797	11.7859	0.1688	7.5399	0.3419	7.8819	2.0825	0.3269	2.4093		17,924.6899	17,924.6899	0.2853	2.4686	18,667.4761

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	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.175400	0.049200	0.090000	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations)

Riverside-South Coast County, Winter

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**	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 - Operations run only

Off-road Equipment - Operations run only

Vehicle Trips - Trip characteristics based on information provided in the Traffic analysis

Fleet Mix - Passenger Car Mix estimated based on the CalEEMod default fleet mix and the ratio of the vehicle classes (LDA, LDT1, LDT2, MDV, & MCY). Truck Mix based on information in the Traffic Analysis

Water And Wastewater - Water usaged based on information provided in the WSA

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	PhaseEndDate	6/28/2023	5/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.69
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.18
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.05
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.09
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.40
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.12	0.55
tblVehicleTrips	ST_TR	0.00	0.71
tblVehicleTrips	SU_TR	2.12	1.37
tblVehicleTrips	SU_TR	0.00	1.77
tblVehicleTrips	WD_TR	2.12	1.38
tblVehicleTrips	WD_TR	0.00	1.78
tblWater	IndoorWaterUseRate	23,125,000.00	168,799.97
tblWater	OutdoorWaterUseRate	0.00	230,715.18

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9642	28.3684	11.1622	0.1680	7.5399	0.3421	7.8821	2.0825	0.3271	2.4095		17,836.6954	17,836.6954	0.2849	2.4729	18,580.7407
Total	**3.3529**	**29.7581**	**12.3497**	**0.1763**	**7.5399**	**0.4478**	**7.9877**	**2.0825**	**0.4327**	**2.5152**		**19,504.1042**	**19,504.1042**	**0.3170**	**2.5035**	**20,258.0607**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9642	28.3684	11.1622	0.1680	7.5399	0.3421	7.8821	2.0825	0.3271	2.4095		17,836.6954	17,836.6954	0.2849	2.4729	18,580.7407
Total	**3.3529**	**29.7581**	**12.3497**	**0.1763**	**7.5399**	**0.4478**	**7.9877**	**2.0825**	**0.4327**	**2.5152**		**19,504.1042**	**19,504.1042**	**0.3170**	**2.5035**	**20,258.0607**

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	6/1/2023	5/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9642	28.3684	11.1622	0.1680	7.5399	0.3421	7.8821	2.0825	0.3271	2.4095		17,836.6954	17,836.6954	0.2849	2.4729	18,580.7407
Unmitigated	0.9642	28.3684	11.1622	0.1680	7.5399	0.3421	7.8821	2.0825	0.3271	2.4095		17,836.6954	17,836.6954	0.2849	2.4729	18,580.7407

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	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.175400	0.049200	0.090000	0.685400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 2 - High-Cube Cold Storage Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	4,400.00	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**	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 - 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 Busniess Survey Results (2014)

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

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

Water And Wastewater - Water usage based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblConstructionPhase	PhaseEndDate	10/24/2024	8/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblLandUse	LandUseSquareFeet	3,888,000.00	3,887,997.00
tblLandUse	LandUseSquareFeet	1,073,100.00	1,073,103.00
tblLandUse	LotAcreage	24.63	24.64
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	16.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	1,017,500,000.00	17,090,105.21
tblWater	OutdoorWaterUseRate	0.00	23,358,693.91

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	32.7014	330.2495	364.7596	2.4778	141.9801	4.3656	146.3457	38.5202	4.1657	42.6859		262,605.1181	262,605.1181	5.8335	31.7728	272,219.2398
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**135.4662**	**345.5288**	**380.1948**	**2.5429**	**141.9801**	**5.0453**	**147.0254**	**38.5202**	**4.8059**	**43.3261**	**0.0000**	**270,372.4547**	**270,372.4547**	**7.4855**	**31.8250**	**280,043.4514**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	32.7014	330.2495	364.7596	2.4778	141.9801	4.3656	146.3457	38.5202	4.1657	42.6859		262,605.1181	262,605.1181	5.8335	31.7728	272,219.2398
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**135.4662**	**345.5288**	**380.1948**	**2.5429**	**141.9801**	**5.0453**	**147.0254**	**38.5202**	**4.8059**	**43.3261**	**0.0000**	**270,372.4547**	**270,372.4547**	**7.4855**	**31.8250**	**280,043.4514**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	9/1/2023	8/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	32.7014	330.2495	364.7596	2.4778	141.9801	4.3656	146.3457	38.5202	4.1657	42.6859		262,605.1181	262,605.1181	5.8335	31.7728	272,219.2398
Unmitigated	32.7014	330.2495	364.7596	2.4778	141.9801	4.3656	146.3457	38.5202	4.1657	42.6859		262,605.1181	262,605.1181	5.8335	31.7728	272,219.2398

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	7,700.00	2,954.16	7303.56	31,162,903	31,162,903
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
Total	9,367.60	3,758.48	9,291.92	54,314,717	54,314,717

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
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 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Parking Lot	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Unrefrigerated Warehouse-No Rail	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023400	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
NaturalGas Unmitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24230.1	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24.2301	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Unmitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**1.6088**	**12.8904**	**11.9607**	**0.0508**		**0.4939**	**0.4939**		**0.4544**	**0.4544**	**0.0000**	**4,913.5536**	**4,913.5536**	**1.5891**		**4,953.2821**

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations)

Riverside-South Coast County, Winter

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**	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 - 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 Busniess Survey Results (2014)

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

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

Water And Wastewater - Water usage based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	300.00	0.00
tblConstructionPhase	PhaseEndDate	10/24/2024	8/31/2023
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.79
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.17	0.19
tblFleetMix	LDT2	0.17	0.00
tblFleetMix	LHD1	0.03	0.00
tblFleetMix	LHD1	0.03	0.08
tblFleetMix	LHD2	7.0740e-003	0.00
tblFleetMix	LHD2	7.0740e-003	0.02
tblFleetMix	MCY	0.02	0.03
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.14	0.15
tblFleetMix	MDV	0.14	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MH	4.9320e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.11
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	OBUS	6.1000e-004	0.00
tblFleetMix	SBUS	1.0940e-003	0.00
tblFleetMix	SBUS	1.0940e-003	0.00

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	3.0400e-004	0.00
tblFleetMix	UBUS	3.0400e-004	0.00
tblLandUse	LandUseSquareFeet	3,888,000.00	3,887,997.00
tblLandUse	LandUseSquareFeet	1,073,100.00	1,073,103.00
tblLandUse	LotAcreage	24.63	24.64
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	16.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.026
tblProjectCharacteristics	CO2IntensityFactor	390.98	492.92
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	40.00
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.74	0.67
tblVehicleTrips	ST_TR	0.00	0.18
tblVehicleTrips	SU_TR	1.74	1.66
tblVehicleTrips	SU_TR	0.00	0.45
tblVehicleTrips	WD_TR	1.74	1.75
tblVehicleTrips	WD_TR	0.00	0.38
tblWater	IndoorWaterUseRate	1,017,500,000.00	17,090,105.21
tblWater	OutdoorWaterUseRate	0.00	23,358,693.91

2.0 Emissions Summary

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	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	lb/day										lb/day					
2023	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	28.8314	348.9045	327.4669	2.4259	141.9801	4.3682	146.3482	38.5202	4.1682	42.6884		257,193.9512	257,193.9512	5.8621	31.8652	266,836.3349
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**131.5962**	**364.1838**	**342.9021**	**2.4910**	**141.9801**	**5.0479**	**147.0280**	**38.5202**	**4.8084**	**43.3286**	**0.0000**	**264,961.2878**	**264,961.2878**	**7.5142**	**31.9175**	**274,660.5465**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	28.8314	348.9045	327.4669	2.4259	141.9801	4.3682	146.3482	38.5202	4.1682	42.6884		257,193.9512	257,193.9512	5.8621	31.8652	266,836.3349
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**131.5962**	**364.1838**	**342.9021**	**2.4910**	**141.9801**	**5.0479**	**147.0280**	**38.5202**	**4.8084**	**43.3286**	**0.0000**	**264,961.2878**	**264,961.2878**	**7.5142**	**31.9175**	**274,660.5465**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	9/1/2023	8/31/2023	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	28.8314	348.9045	327.4669	2.4259	141.9801	4.3682	146.3482	38.5202	4.1682	42.6884		257,193.9512	257,193.9512	5.8621	31.8652	266,836.3349
Unmitigated	28.8314	348.9045	327.4669	2.4259	141.9801	4.3682	146.3482	38.5202	4.1682	42.6884		257,193.9512	257,193.9512	5.8621	31.8652	266,836.3349

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	7,700.00	2,954.16	7303.56	31,162,903	31,162,903
User Defined Industrial	1,667.60	804.32	1988.36	23,151,814	23,151,814
Total	9,367.60	3,758.48	9,291.92	54,314,717	54,314,717

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
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Other Non-Asphalt Surfaces	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Parking Lot	0.540541	0.056458	0.173793	0.136090	0.025268	0.007074	0.011525	0.018705	0.000610	0.000304	0.023606	0.001094	0.004932
Unrefrigerated Warehouse-No Rail	0.580800	0.060700	0.186800	0.146300	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.025400	0.000000	0.000000
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.083400	0.023400	0.106800	0.786400	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
NaturalGas Unmitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24230.1	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24.2301	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Unmitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

Beaumont Pointe (Phase 2 - High-Cube Fulfillment Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**1.6088**	**12.8904**	**11.9607**	**0.0508**		**0.4939**	**0.4939**		**0.4544**	**0.4544**	**0.0000**	**4,913.5536**	**4,913.5536**	**1.5891**		**4,953.2821**

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

APPENDIX 3.9:

CALEEMOD PHASE 3 (INDUSTRIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS

This page intentionally left blank

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, Summer

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, Summer

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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	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, Summer

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

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

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

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

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

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

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, Summer

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, Summer

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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9854	25.4707	11.1032	0.1615	7.5397	0.3337	7.8734	2.0824	0.3190	2.4014		17,139.5693	17,139.5693	0.2997	2.3628	17,851.1899
Total	**3.3741**	**26.8604**	**12.2907**	**0.1699**	**7.5397**	**0.4394**	**7.9791**	**2.0824**	**0.4247**	**2.5071**		**18,806.9781**	**18,806.9781**	**0.3318**	**2.3934**	**19,528.5099**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9854	25.4707	11.1032	0.1615	7.5397	0.3337	7.8734	2.0824	0.3190	2.4014		17,139.5693	17,139.5693	0.2997	2.3628	17,851.1899
Total	**3.3741**	**26.8604**	**12.2907**	**0.1699**	**7.5397**	**0.4394**	**7.9791**	**2.0824**	**0.4247**	**2.5071**		**18,806.9781**	**18,806.9781**	**0.3318**	**2.3934**	**19,528.5099**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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 - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9854	25.4707	11.1032	0.1615	7.5397	0.3337	7.8734	2.0824	0.3190	2.4014		17,139.5693	17,139.5693	0.2997	2.3628	17,851.1899
Unmitigated	0.9854	25.4707	11.1032	0.1615	7.5397	0.3337	7.8734	2.0824	0.3190	2.4014		17,139.5693	17,139.5693	0.2997	2.3628	17,851.1899

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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

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, Winter

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, Winter

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	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, Winter

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

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

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

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, Winter

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

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, Winter

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, Winter

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

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9037	26.8852	10.5557	0.1607	7.5397	0.3339	7.8736	2.0824	0.3192	2.4016		17,060.4174	17,060.4174	0.2993	2.3667	17,773.1782
Total	**3.2924**	**28.2748**	**11.7433**	**0.1691**	**7.5397**	**0.4396**	**7.9793**	**2.0824**	**0.4249**	**2.5073**		**18,727.8262**	**18,727.8262**	**0.3314**	**2.3973**	**19,450.4981**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Energy	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
Mobile	0.9037	26.8852	10.5557	0.1607	7.5397	0.3339	7.8736	2.0824	0.3192	2.4016		17,060.4174	17,060.4174	0.2993	2.3667	17,773.1782
Total	**3.2924**	**28.2748**	**11.7433**	**0.1691**	**7.5397**	**0.4396**	**7.9793**	**2.0824**	**0.4249**	**2.5073**		**18,727.8262**	**18,727.8262**	**0.3314**	**2.3973**	**19,450.4981**

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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

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 - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9037	26.8852	10.5557	0.1607	7.5397	0.3339	7.8736	2.0824	0.3192	2.4016		17,060.4174	17,060.4174	0.2993	2.3667	17,773.1782
Unmitigated	0.9037	26.8852	10.5557	0.1607	7.5397	0.3339	7.8736	2.0824	0.3192	2.4016		17,060.4174	17,060.4174	0.2993	2.3667	17,773.1782

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
NaturalGas Unmitigated	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14172.6	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Refrigerated Warehouse-No Rail	14.1726	0.1528	1.3895	1.1672	8.3400e-003		0.1056	0.1056		0.1056	0.1056		1,667.3650	1,667.3650	0.0320	0.0306	1,677.2733
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
Total		**0.1528**	**1.3895**	**1.1672**	**8.3400e-003**		**0.1056**	**0.1056**		**0.1056**	**0.1056**		**1,667.3650**	**1,667.3650**	**0.0320**	**0.0306**	**1,677.2733**

6.0 Area Detail

Beaumont Pointe (Phase 3 - High-Cube Cold Storage Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Unmitigated	2.2359	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9800					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8800e-003	1.8000e-004	0.0204	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0438	0.0438	1.1000e-004		0.0466
Total	**2.2359**	**1.8000e-004**	**0.0204**	**0.0000**		**7.0000e-005**	**7.0000e-005**		**7.0000e-005**	**7.0000e-005**		**0.0438**	**0.0438**	**1.1000e-004**		**0.0466**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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

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, Summer

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 Busniess Survey Results (2014)

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

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

Water And Wastewater - Water usage based on information provided in the WSA

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

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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	30.5054	316.4001	340.1983	2.3591	141.7956	4.2655	146.0611	38.4714	4.0710	42.5425		251,223.9569	251,223.9569	5.8429	30.3548	260,415.7498
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**133.2703**	**331.6794**	**355.6335**	**2.4243**	**141.7956**	**4.9452**	**146.7408**	**38.4714**	**4.7112**	**43.1827**	**0.0000**	**258,991.2935**	**258,991.2935**	**7.4949**	**30.4070**	**268,239.9614**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	30.5054	316.4001	340.1983	2.3591	141.7956	4.2655	146.0611	38.4714	4.0710	42.5425		251,223.9569	251,223.9569	5.8429	30.3548	260,415.7498
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**133.2703**	**331.6794**	**355.6335**	**2.4243**	**141.7956**	**4.9452**	**146.7408**	**38.4714**	**4.7112**	**43.1827**	**0.0000**	**258,991.2935**	**258,991.2935**	**7.4949**	**30.4070**	**268,239.9614**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5054	316.4001	340.1983	2.3591	141.7956	4.2655	146.0611	38.4714	4.0710	42.5425		251,223.9569	251,223.9569	5.8429	30.3548	260,415.7498
Unmitigated	30.5054	316.4001	340.1983	2.3591	141.7956	4.2655	146.0611	38.4714	4.0710	42.5425		251,223.9569	251,223.9569	5.8429	30.3548	260,415.7498

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
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
NaturalGas Unmitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24230.1	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24.2301	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Unmitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**1.6088**	**12.8904**	**11.9607**	**0.0508**		**0.4939**	**0.4939**		**0.4544**	**0.4544**	**0.0000**	**4,913.5536**	**4,913.5536**	**1.5891**		**4,953.2821**

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

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, Winter

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 Busniess Survey Results (2014)

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

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

Water And Wastewater - Water usage based on information provided in the WSA

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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	UBUS	2.9300e-004	0.00
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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	26.8724	334.3246	306.7077	2.3107	141.7956	4.2679	146.0635	38.4714	4.0734	42.5448		246,099.3182	246,099.3182	5.8689	30.4408	255,317.4012
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**129.6372**	**349.6039**	**322.1429**	**2.3758**	**141.7956**	**4.9477**	**146.7433**	**38.4714**	**4.7136**	**43.1850**	**0.0000**	**253,866.6548**	**253,866.6548**	**7.5210**	**30.4931**	**263,141.6128**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Energy	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
Mobile	26.8724	334.3246	306.7077	2.3107	141.7956	4.2679	146.0635	38.4714	4.0734	42.5448		246,099.3182	246,099.3182	5.8689	30.4408	255,317.4012
Offroad	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**129.6372**	**349.6039**	**322.1429**	**2.3758**	**141.7956**	**4.9477**	**146.7433**	**38.4714**	**4.7136**	**43.1850**	**0.0000**	**253,866.6548**	**253,866.6548**	**7.5210**	**30.4931**	**263,141.6128**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	26.8724	334.3246	306.7077	2.3107	141.7956	4.2679	146.0635	38.4714	4.0734	42.5448		246,099.3182	246,099.3182	5.8689	30.4408	255,317.4012
Unmitigated	26.8724	334.3246	306.7077	2.3107	141.7956	4.2679	146.0635	38.4714	4.0734	42.5448		246,099.3182	246,099.3182	5.8689	30.4408	255,317.4012

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
User Defined Industrial	40.00	8.40	6.90	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
NaturalGas Unmitigated	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24230.1	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
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
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
Unrefrigerated Warehouse-No Rail	24.2301	0.2613	2.3755	1.9954	0.0143		0.1805	0.1805		0.1805	0.1805		2,850.6044	2,850.6044	0.0546	0.0523	2,867.5441
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
Total		**0.2613**	**2.3755**	**1.9954**	**0.0143**		**0.1805**	**0.1805**		**0.1805**	**0.1805**		**2,850.6044**	**2,850.6044**	**0.0546**	**0.0523**	**2,867.5441**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - High-Cube Fulfillment Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Unmitigated	100.8948	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.6110					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	89.1476					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.1362	0.0134	1.4791	1.1000e-004		5.2600e-003	5.2600e-003		5.2600e-003	5.2600e-003		3.1787	3.1787	8.2700e-003		3.3854
Total	**100.8948**	**0.0134**	**1.4791**	**1.1000e-004**		**5.2600e-003**	**5.2600e-003**		**5.2600e-003**	**5.2600e-003**		**3.1787**	**3.1787**	**8.2700e-003**		**3.3854**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	16	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	1.6088	12.8904	11.9607	0.0508		0.4939	0.4939		0.4544	0.4544	0.0000	4,913.5536	4,913.5536	1.5891		4,953.2821
Total	**1.6088**	**12.8904**	**11.9607**	**0.0508**		**0.4939**	**0.4939**		**0.4544**	**0.4544**	**0.0000**	**4,913.5536**	**4,913.5536**	**1.5891**		**4,953.2821**

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 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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 Busniess 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 usaged based on information provided in the WSA

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
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, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.9257	66.5804	87.1673	0.5520	37.5425	0.8575	38.4000	10.2753	0.8177	11.0929		58,369.8558	58,369.8558	1.2266	6.0869	60,214.4267
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.7836**	**72.5346**	**92.4114**	**0.5844**	**37.5425**	**1.2496**	**38.7921**	**10.2753**	**1.2048**	**11.4801**	**0.0000**	**64,194.5831**	**64,194.5831**	**1.5256**	**6.1825**	**66,075.0966**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.9257	66.5804	87.1673	0.5520	37.5425	0.8575	38.4000	10.2753	0.8177	11.0929		58,369.8558	58,369.8558	1.2266	6.0869	60,214.4267
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**19.7836**	**72.5346**	**92.4114**	**0.5844**	**37.5425**	**1.2496**	**38.7921**	**10.2753**	**1.2048**	**11.4801**	**0.0000**	**64,194.5831**	**64,194.5831**	**1.5256**	**6.1825**	**66,075.0966**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.9257	66.5804	87.1673	0.5520	37.5425	0.8575	38.4000	10.2753	0.8177	11.0929		58,369.8558	58,369.8558	1.2266	6.0869	60,214.4267
Unmitigated	7.9257	66.5804	87.1673	0.5520	37.5425	0.8575	38.4000	10.2753	0.8177	11.0929		58,369.8558	58,369.8558	1.2266	6.0869	60,214.4267

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
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

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

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, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	500.00	1000sqft	11.48	500,000.00	0
User Defined Industrial	500.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

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 Busniess 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 usaged based on information provided in the WSA

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblFleetMix	HHD	0.02	0.00
tblFleetMix	HHD	0.02	0.44
tblFleetMix	LDA	0.54	0.58
tblFleetMix	LDA	0.54	0.00
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.18	0.19
tblFleetMix	LDT2	0.18	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.29
tblFleetMix	LHD2	6.8550e-003	0.00
tblFleetMix	LHD2	6.8550e-003	0.08
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.00
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MH	4.4640e-003	0.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	MHD	0.01	0.18
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	OBUS	6.0800e-004	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	SBUS	1.0890e-003	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblFleetMix	UBUS	2.9300e-004	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	365.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	97.00	200.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
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, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.0390	70.2485	78.3285	0.5393	37.5425	0.8579	38.4004	10.2753	0.8180	11.0933		57,027.9626	57,027.9626	1.2336	6.1108	58,879.8304
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**18.8969**	**76.2027**	**83.5726**	**0.5717**	**37.5425**	**1.2500**	**38.7925**	**10.2753**	**1.2052**	**11.4805**	**0.0000**	**62,852.6899**	**62,852.6899**	**1.5326**	**6.2064**	**64,740.5003**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Energy	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
Mobile	7.0390	70.2485	78.3285	0.5393	37.5425	0.8579	38.4004	10.2753	0.8180	11.0933		57,027.9626	57,027.9626	1.2336	6.1108	58,879.8304
Offroad	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**18.8969**	**76.2027**	**83.5726**	**0.5717**	**37.5425**	**1.2500**	**38.7925**	**10.2753**	**1.2052**	**11.4805**	**0.0000**	**62,852.6899**	**62,852.6899**	**1.5326**	**6.2064**	**64,740.5003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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

4.1 Mitigation Measures Mobile

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.0390	70.2485	78.3285	0.5393	37.5425	0.8579	38.4004	10.2753	0.8180	11.0933		57,027.9626	57,027.9626	1.2336	6.1108	58,879.8304
Unmitigated	7.0390	70.2485	78.3285	0.5393	37.5425	0.8579	38.4004	10.2753	0.8180	11.0933		57,027.9626	57,027.9626	1.2336	6.1108	58,879.8304

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
User Defined Industrial	0.000000	0.000000	0.000000	0.000000	0.290000	0.082200	0.184200	0.443600	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Beaumont Pointe (Phase 3 - General Light Industrial Operations - Mitigated) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
NaturalGas Unmitigated	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44287.7	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	44.2877	0.4776	4.3419	3.6472	0.0261		0.3300	0.3300		0.3300	0.3300		5,210.3143	5,210.3143	0.0999	0.0955	5,241.2766
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.4776**	**4.3419**	**3.6472**	**0.0261**		**0.3300**	**0.3300**		**0.3300**	**0.3300**		**5,210.3143**	**5,210.3143**	**0.0999**	**0.0955**	**5,241.2766**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Unmitigated	11.1792	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.2699					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	9.9000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.3800e-003	9.2000e-004	0.1018	1.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004		0.2189	0.2189	5.7000e-004		0.2331
Total	**11.1792**	**9.2000e-004**	**0.1018**	**1.0000e-005**		**3.6000e-004**	**3.6000e-004**		**3.6000e-004**	**3.6000e-004**		**0.2189**	**0.2189**	**5.7000e-004**		**0.2331**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Tractors/Loaders/Backhoes	2	4.00	365	200	0.37	CNG

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

UnMitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Tractors/Loaders/ Backhoes	0.2011	1.6113	1.4951	6.3500e-003		0.0617	0.0617		0.0568	0.0568	0.0000	614.1942	614.1942	0.1986		619.1603
Total	**0.2011**	**1.6113**	**1.4951**	**6.3500e-003**		**0.0617**	**0.0617**		**0.0568**	**0.0568**	**0.0000**	**614.1942**	**614.1942**	**0.1986**		**619.1603**

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

APPENDIX 3.10:

CALEEMOD PHASE 3 (COMMERCIAL) OPERATIONAL EMISSIONS MODEL OUTPUTS

This page intentionally left blank

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Go Kart Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	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 usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Energy	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Mobile	4.7969	5.0270	38.5516	0.0855	9.4522	0.0650	9.5172	2.5211	0.0609	2.5820		9,032.9553	9,032.9553	0.4607	0.4268	9,171.6617
Total	**6.5914**	**5.6957**	**39.1211**	**0.0895**	**9.4522**	**0.1159**	**9.5681**	**2.5211**	**0.1118**	**2.6329**		**9,835.3606**	**9,835.3606**	**0.4761**	**0.4415**	**9,978.8362**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Energy	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Mobile	4.7969	5.0270	38.5516	0.0855	9.4522	0.0650	9.5172	2.5211	0.0609	2.5820		9,032.9553	9,032.9553	0.4607	0.4268	9,171.6617
Total	**6.5914**	**5.6957**	**39.1211**	**0.0895**	**9.4522**	**0.1159**	**9.5681**	**2.5211**	**0.1118**	**2.6329**		**9,835.3606**	**9,835.3606**	**0.4761**	**0.4415**	**9,978.8362**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	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 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.7969	5.0270	38.5516	0.0855	9.4522	0.0650	9.5172	2.5211	0.0609	2.5820		9,032.9553	9,032.9553	0.4607	0.4268	9,171.6617
Unmitigated	4.7969	5.0270	38.5516	0.0855	9.4522	0.0650	9.5172	2.5211	0.0609	2.5820		9,032.9553	9,032.9553	0.4607	0.4268	9,171.6617

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
NaturalGas Unmitigated	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	6820.3	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Total		**0.0736**	**0.6687**	**0.5617**	**4.0100e-003**		**0.0508**	**0.0508**		**0.0508**	**0.0508**		**802.3884**	**802.3884**	**0.0154**	**0.0147**	**807.1566**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	6.8203	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Total		**0.0736**	**0.6687**	**0.5617**	**4.0100e-003**		**0.0508**	**0.0508**		**0.0508**	**0.0508**		**802.3884**	**802.3884**	**0.0154**	**0.0147**	**807.1566**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Unmitigated	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1956					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5246					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2000e-004	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Total	**1.7209**	**7.0000e-005**	**7.8400e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0169**	**0.0169**	**4.0000e-005**		**0.0180**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1956					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5246					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2000e-004	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Total	**1.7209**	**7.0000e-005**	**7.8400e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0169**	**0.0169**	**4.0000e-005**		**0.0180**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	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) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	43.00	39.00
tblVehicleTrips	PB_TP	44.00	41.00
tblVehicleTrips	PR_TP	37.00	61.00
tblVehicleTrips	PR_TP	38.00	59.00
tblVehicleTrips	ST_TR	122.40	111.79
tblVehicleTrips	ST_TR	8.19	6.55
tblVehicleTrips	ST_TR	90.04	83.46
tblVehicleTrips	SU_TR	142.64	130.27
tblVehicleTrips	SU_TR	5.95	4.76
tblVehicleTrips	SU_TR	71.97	66.71
tblVehicleTrips	WD_TR	30.38	3.33
tblVehicleTrips	WD_TR	32.93	11.60

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	112.18	102.53
tblVehicleTrips	WD_TR	8.36	6.69
tblVehicleTrips	WD_TR	83.84	77.73
tblWater	IndoorWaterUseRate	0.00	12,984,732.32
tblWater	IndoorWaterUseRate	2,365,725.76	554,043.61
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	IndoorWaterUseRate	3,170,846.25	2,513,972.89
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	OutdoorWaterUseRate	299,442,616.20	2,147,740.98
tblWater	OutdoorWaterUseRate	1,449,960.95	91,642.64
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62
tblWater	OutdoorWaterUseRate	352,316.25	415,823.94
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Energy	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
Mobile	13.5330	14.1251	108.2255	0.2394	26.4675	0.1823	26.6498	7.0595	0.1708	7.2303		25,304.2521	25,304.2521	1.2952	1.1986	25,693.8223
Total	**20.1476**	**19.5693**	**112.9123**	**0.2721**	**26.4675**	**0.5964**	**27.0639**	**7.0595**	**0.5849**	**7.6444**		**31,836.3242**	**31,836.3242**	**1.4211**	**1.3184**	**32,264.7257**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Energy	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
Mobile	13.5330	14.1251	108.2255	0.2394	26.4675	0.1823	26.6498	7.0595	0.1708	7.2303		25,304.2521	25,304.2521	1.2952	1.1986	25,693.8223
Total	**20.1476**	**19.5693**	**112.9123**	**0.2721**	**26.4675**	**0.5964**	**27.0639**	**7.0595**	**0.5849**	**7.6444**		**31,836.3242**	**31,836.3242**	**1.4211**	**1.3184**	**32,264.7257**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

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: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	13.5330	14.1251	108.2255	0.2394	26.4675	0.1823	26.6498	7.0595	0.1708	7.2303		25,304.2521	25,304.2521	1.2952	1.1986	25,693.8223
Unmitigated	13.5330	14.1251	108.2255	0.2394	26.4675	0.1823	26.6498	7.0595	0.1708	7.2303		25,304.2521	25,304.2521	1.2952	1.1986	25,693.8223

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

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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
NaturalGas Unmitigated	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
High Turnover (Sit Down Restaurant)	11205.2	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Hotel	29567.1	0.3189	2.8987	2.4349	0.0174		0.2203	0.2203		0.2203	0.2203		3,478.4819	3,478.4819	0.0667	0.0638	3,499.1528
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
Quality Restaurant	11205.2	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Total		**0.5988**	**5.4432**	**4.5723**	**0.0327**		**0.4137**	**0.4137**		**0.4137**	**0.4137**		**6,531.8260**	**6,531.8260**	**0.1252**	**0.1198**	**6,570.6413**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
High Turnover (Sit Down Restaurant)	11.2052	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Hotel	29.5671	0.3189	2.8987	2.4349	0.0174		0.2203	0.2203		0.2203	0.2203		3,478.4819	3,478.4819	0.0667	0.0638	3,499.1528
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
Quality Restaurant	11.2052	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Total		**0.5988**	**5.4432**	**4.5723**	**0.0327**		**0.4137**	**0.4137**		**0.4137**	**0.4137**		**6,531.8260**	**6,531.8260**	**0.1252**	**0.1198**	**6,570.6413**

6.0 Area Detail

6.1 Mitigation Measures Area

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Unmitigated	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.2984					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0105	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Total	**6.0158**	**1.0400e-003**	**0.1145**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**		**0.2461**	**0.2461**	**6.4000e-004**		**0.2621**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.2984					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0105	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Total	**6.0158**	**1.0400e-003**	**0.1145**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**		**0.2461**	**0.2461**	**6.4000e-004**		**0.2621**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Rock Climbing Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

1.2 Other Project Characteristics

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 usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	360,128.35
tblWater	OutdoorWaterUseRate	942,474.62	59,567.07

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
Total	**2.2257**	**1.9232**	**13.2097**	**0.0302**	**3.1917**	**0.0391**	**3.2308**	**0.8513**	**0.0377**	**0.8890**		**3,321.0308**	**3,321.0308**	**0.1607**	**0.1491**	**3,369.4772**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
Total	**2.2257**	**1.9232**	**13.2097**	**0.0302**	**3.1917**	**0.0391**	**3.2308**	**0.8513**	**0.0377**	**0.8890**		**3,321.0308**	**3,321.0308**	**0.1607**	**0.1491**	**3,369.4772**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247
Unmitigated	1.6197	1.6974	13.0174	0.0289	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		3,050.0888	3,050.0888	0.1555	0.1441	3,096.9247

4.2 Trip Summary Information

	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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Total	**0.5811**	**2.0000e-005**	**2.6500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.6900e-003**	**5.6900e-003**	**1.0000e-005**		**6.0600e-003**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Total	**0.5811**	**2.0000e-005**	**2.6500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.6900e-003**	**5.6900e-003**	**1.0000e-005**		**6.0600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Trampoline Park Operations)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

1.2 Other Project Characteristics

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	332,426.17
tblWater	OutdoorWaterUseRate	869,976.57	54,984.98

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
Total	**2.0545**	**1.7753**	**12.1936**	**0.0279**	**2.9461**	**0.0361**	**2.9823**	**0.7858**	**0.0348**	**0.8206**		**3,065.5669**	**3,065.5669**	**0.1484**	**0.1376**	**3,110.2866**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
Total	**2.0545**	**1.7753**	**12.1936**	**0.0279**	**2.9461**	**0.0361**	**2.9823**	**0.7858**	**0.0348**	**0.8206**		**3,065.5669**	**3,065.5669**	**0.1484**	**0.1376**	**3,110.2866**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998
Unmitigated	1.4952	1.5668	12.0161	0.0266	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,815.4666	2,815.4666	0.1436	0.1330	2,858.6998

4.2 Trip Summary Information

	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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Total	**0.5364**	**2.0000e-005**	**2.4400e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.2500e-003**	**5.2500e-003**	**1.0000e-005**		**5.5900e-003**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Total	**0.5364**	**2.0000e-005**	**2.4400e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.2500e-003**	**5.2500e-003**	**1.0000e-005**		**5.5900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Go Kart Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	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 usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Energy	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Mobile	3.9545	5.3430	35.0074	0.0795	9.4522	0.0651	9.5173	2.5211	0.0610	2.5821		8,398.6089	8,398.6089	0.4786	0.4361	8,540.5185
Total	**5.7489**	**6.0118**	**35.5769**	**0.0835**	**9.4522**	**0.1160**	**9.5682**	**2.5211**	**0.1118**	**2.6330**		**9,201.0141**	**9,201.0141**	**0.4940**	**0.4508**	**9,347.6931**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Energy	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Mobile	3.9545	5.3430	35.0074	0.0795	9.4522	0.0651	9.5173	2.5211	0.0610	2.5821		8,398.6089	8,398.6089	0.4786	0.4361	8,540.5185
Total	**5.7489**	**6.0118**	**35.5769**	**0.0835**	**9.4522**	**0.1160**	**9.5682**	**2.5211**	**0.1118**	**2.6330**		**9,201.0141**	**9,201.0141**	**0.4940**	**0.4508**	**9,347.6931**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	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 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9545	5.3430	35.0074	0.0795	9.4522	0.0651	9.5173	2.5211	0.0610	2.5821		8,398.6089	8,398.6089	0.4786	0.4361	8,540.5185
Unmitigated	3.9545	5.3430	35.0074	0.0795	9.4522	0.0651	9.5173	2.5211	0.0610	2.5821		8,398.6089	8,398.6089	0.4786	0.4361	8,540.5185

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
NaturalGas Unmitigated	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	6820.3	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Total		**0.0736**	**0.6687**	**0.5617**	**4.0100e-003**		**0.0508**	**0.0508**		**0.0508**	**0.0508**		**802.3884**	**802.3884**	**0.0154**	**0.0147**	**807.1566**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	6.8203	0.0736	0.6687	0.5617	4.0100e-003		0.0508	0.0508		0.0508	0.0508		802.3884	802.3884	0.0154	0.0147	807.1566
Total		**0.0736**	**0.6687**	**0.5617**	**4.0100e-003**		**0.0508**	**0.0508**		**0.0508**	**0.0508**		**802.3884**	**802.3884**	**0.0154**	**0.0147**	**807.1566**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Unmitigated	1.7209	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1956					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5246					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2000e-004	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Total	**1.7209**	**7.0000e-005**	**7.8400e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0169**	**0.0169**	**4.0000e-005**		**0.0180**

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1956					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5246					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.2000e-004	7.0000e-005	7.8400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0169	0.0169	4.0000e-005		0.0180
Total	**1.7209**	**7.0000e-005**	**7.8400e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.0169**	**0.0169**	**4.0000e-005**		**0.0180**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Go Kart Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations)

Riverside-South Coast County, Winter

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) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	30.00	0.00
tblLandUse	LandUseSquareFeet	0.00	44,000.00
tblLandUse	LotAcreage	251.32	1.01
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	43.00	39.00
tblVehicleTrips	PB_TP	44.00	41.00
tblVehicleTrips	PR_TP	37.00	61.00
tblVehicleTrips	PR_TP	38.00	59.00
tblVehicleTrips	ST_TR	122.40	111.79
tblVehicleTrips	ST_TR	8.19	6.55
tblVehicleTrips	ST_TR	90.04	83.46
tblVehicleTrips	SU_TR	142.64	130.27
tblVehicleTrips	SU_TR	5.95	4.76
tblVehicleTrips	SU_TR	71.97	66.71
tblVehicleTrips	WD_TR	30.38	3.33
tblVehicleTrips	WD_TR	32.93	11.60

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	112.18	102.53
tblVehicleTrips	WD_TR	8.36	6.69
tblVehicleTrips	WD_TR	83.84	77.73
tblWater	IndoorWaterUseRate	0.00	12,984,732.32
tblWater	IndoorWaterUseRate	2,365,725.76	554,043.61
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	IndoorWaterUseRate	3,170,846.25	2,513,972.89
tblWater	IndoorWaterUseRate	4,553,005.69	207,766.35
tblWater	OutdoorWaterUseRate	299,442,616.20	2,147,740.98
tblWater	OutdoorWaterUseRate	1,449,960.95	91,642.64
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62
tblWater	OutdoorWaterUseRate	352,316.25	415,823.94
tblWater	OutdoorWaterUseRate	290,617.38	34,365.62

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Energy	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
Mobile	11.1486	15.0131	98.3382	0.2226	26.4675	0.1825	26.6500	7.0595	0.1710	7.2305		23,528.1638	23,528.1638	1.3462	1.2246	23,926.7544
Total	**17.7632**	**20.4573**	**103.0250**	**0.2553**	**26.4675**	**0.5966**	**27.0641**	**7.0595**	**0.5851**	**7.6446**		**30,060.2359**	**30,060.2359**	**1.4720**	**1.3444**	**30,497.6578**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Energy	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
Mobile	11.1486	15.0131	98.3382	0.2226	26.4675	0.1825	26.6500	7.0595	0.1710	7.2305		23,528.1638	23,528.1638	1.3462	1.2246	23,926.7544
Total	**17.7632**	**20.4573**	**103.0250**	**0.2553**	**26.4675**	**0.5966**	**27.0641**	**7.0595**	**0.5851**	**7.6446**		**30,060.2359**	**30,060.2359**	**1.4720**	**1.3444**	**30,497.6578**

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

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: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1486	15.0131	98.3382	0.2226	26.4675	0.1825	26.6500	7.0595	0.1710	7.2305		23,528.1638	23,528.1638	1.3462	1.2246	23,926.7544
Unmitigated	11.1486	15.0131	98.3382	0.2226	26.4675	0.1825	26.6500	7.0595	0.1710	7.2305		23,528.1638	23,528.1638	1.3462	1.2246	23,926.7544

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

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

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413
NaturalGas Unmitigated	0.5988	5.4432	4.5723	0.0327		0.4137	0.4137		0.4137	0.4137		6,531.8260	6,531.8260	0.1252	0.1198	6,570.6413

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
Health Club	3543.01	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
High Turnover (Sit Down Restaurant)	11205.2	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Hotel	29567.1	0.3189	2.8987	2.4349	0.0174		0.2203	0.2203		0.2203	0.2203		3,478.4819	3,478.4819	0.0667	0.0638	3,499.1528
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
Quality Restaurant	11205.2	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Total		**0.5988**	**5.4432**	**4.5723**	**0.0327**		**0.4137**	**0.4137**		**0.4137**	**0.4137**		**6,531.8260**	**6,531.8260**	**0.1252**	**0.1198**	**6,570.6413**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
Health Club	3.54301	0.0382	0.3474	0.2918	2.0800e-003		0.0264	0.0264		0.0264	0.0264		416.8251	416.8251	7.9900e-003	7.6400e-003	419.3021
High Turnover (Sit Down Restaurant)	11.2052	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Hotel	29.5671	0.3189	2.8987	2.4349	0.0174		0.2203	0.2203		0.2203	0.2203		3,478.4819	3,478.4819	0.0667	0.0638	3,499.1528
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
Quality Restaurant	11.2052	0.1208	1.0986	0.9228	6.5900e-003		0.0835	0.0835		0.0835	0.0835		1,318.2595	1,318.2595	0.0253	0.0242	1,326.0932
Total		**0.5988**	**5.4432**	**4.5723**	**0.0327**		**0.4137**	**0.4137**		**0.4137**	**0.4137**		**6,531.8260**	**6,531.8260**	**0.1252**	**0.1198**	**6,570.6413**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Unmitigated	6.0158	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.2984					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0105	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Total	**6.0158**	**1.0400e-003**	**0.1145**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**		**0.2461**	**0.2461**	**6.4000e-004**		**0.2621**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7068					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.2984					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0105	1.0400e-003	0.1145	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004		0.2461	0.2461	6.4000e-004		0.2621
Total	**6.0158**	**1.0400e-003**	**0.1145**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**		**0.2461**	**0.2461**	**6.4000e-004**		**0.2621**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Hotel, Bowling Alley, Golf Course, & Restuarant Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Rock Climbing Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	26.00	1000sqft	0.60	26,000.00	0

1.2 Other Project Characteristics

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 usaged based on information provided in the WSA

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	16.38
tblWater	IndoorWaterUseRate	1,537,721.74	360,128.35
tblWater	OutdoorWaterUseRate	942,474.62	59,567.07

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
Total	**1.9412**	**2.0299**	**12.0130**	**0.0282**	**3.1917**	**0.0392**	**3.2308**	**0.8513**	**0.0378**	**0.8891**		**3,106.8359**	**3,106.8359**	**0.1668**	**0.1522**	**3,156.3639**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Energy	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Mobile	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
Total	**1.9412**	**2.0299**	**12.0130**	**0.0282**	**3.1917**	**0.0392**	**3.2308**	**0.8513**	**0.0378**	**0.8891**		**3,106.8359**	**3,106.8359**	**0.1668**	**0.1522**	**3,156.3639**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115
Unmitigated	1.3353	1.8041	11.8207	0.0268	3.1917	0.0220	3.2136	0.8513	0.0206	0.8719		2,835.8939	2,835.8939	0.1616	0.1472	2,883.8115

4.2 Trip Summary Information

	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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
NaturalGas Unmitigated	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2302.96	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.30296	0.0248	0.2258	0.1897	1.3500e-003		0.0172	0.0172		0.0172	0.0172		270.9363	270.9363	5.1900e-003	4.9700e-003	272.5464
Total		**0.0248**	**0.2258**	**0.1897**	**1.3500e-003**		**0.0172**	**0.0172**		**0.0172**	**0.0172**		**270.9363**	**270.9363**	**5.1900e-003**	**4.9700e-003**	**272.5464**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Unmitigated	0.5811	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Total	**0.5811**	**2.0000e-005**	**2.6500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.6900e-003**	**5.6900e-003**	**1.0000e-005**		**6.0600e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0660					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.6500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.6900e-003	5.6900e-003	1.0000e-005		6.0600e-003
Total	**0.5811**	**2.0000e-005**	**2.6500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.6900e-003**	**5.6900e-003**	**1.0000e-005**		**6.0600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Rock Climbing Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Beaumont Pointe (Phase 3 - Trampoline Park Operations)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	24.00	1000sqft	0.55	24,000.00	0

1.2 Other Project Characteristics

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.023
tblProjectCharacteristics	CO2IntensityFactor	390.98	477.29
tblVehicleTrips	CW_TL	16.60	17.54
tblVehicleTrips	WD_TR	32.93	15.00
tblWater	IndoorWaterUseRate	1,419,435.46	332,426.17
tblWater	OutdoorWaterUseRate	869,976.57	54,984.98

2.0 Emissions Summary

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
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	lb/day										lb/day					
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	N20	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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
Total	**1.7919**	**1.8738**	**11.0889**	**0.0260**	**2.9461**	**0.0361**	**2.9823**	**0.7858**	**0.0349**	**0.8207**		**2,867.8486**	**2,867.8486**	**0.1540**	**0.1405**	**2,913.5667**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Energy	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Mobile	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
Total	**1.7919**	**1.8738**	**11.0889**	**0.0260**	**2.9461**	**0.0361**	**2.9823**	**0.7858**	**0.0349**	**0.8207**		**2,867.8486**	**2,867.8486**	**0.1540**	**0.1405**	**2,913.5667**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	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	8/1/2026	7/31/2026	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798
Unmitigated	1.2326	1.6654	10.9114	0.0248	2.9461	0.0203	2.9664	0.7858	0.0190	0.8048		2,617.7482	2,617.7482	0.1492	0.1359	2,661.9798

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
NaturalGas Unmitigated	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2125.81	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Health Club	2.12581	0.0229	0.2084	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.0951	250.0951	4.7900e-003	4.5900e-003	251.5813
Total		**0.0229**	**0.2084**	**0.1751**	**1.2500e-003**		**0.0158**	**0.0158**		**0.0158**	**0.0158**		**250.0951**	**250.0951**	**4.7900e-003**	**4.5900e-003**	**251.5813**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Unmitigated	0.5364	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Total	**0.5364**	**2.0000e-005**	**2.4400e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.2500e-003**	**5.2500e-003**	**1.0000e-005**		**5.5900e-003**

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4752					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.2500e-003	5.2500e-003	1.0000e-005		5.5900e-003
Total	**0.5364**	**2.0000e-005**	**2.4400e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.2500e-003**	**5.2500e-003**	**1.0000e-005**		**5.5900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Beaumont Pointe (Phase 3 - Trampoline Park Operations) - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX 3.11:

TRU EMISSIONS CALCULATIONS

This page intentionally left blank

TRU Type	TRU - Instate Trailer TRU	2
Number of Units	20	
Operating Time Each Unit	4	
TRU Type	TRU - Instate Truck TRU	3
Number of Units	17	
Operating Time Each Unit	4	

Unit	Emissions Pounds per Day						Annual
	ROG	NO_x	CO	SOX	PM10	PM2.5	MT CO_2
TRU - Instate Trailer TRU	0.38	2.65	4.57	0.00	0.02	0.02	63.30
TRU - Instate Truck TRU	0.14	1.32	1.10	0.00	0.05	0.05	26.44
					0.07		
					0.002		

Daily Emission Rates

Year	Type	ROG	CO
2027	TRU - Instate Genset TRU	6.07E-03	9.46E-02
2027	TRU - Instate Trailer TRU	1.74E-02	2.07E-01
2027	TRU - Instate Truck TRU	7.43E-03	6.04E-02
2027	TRU - Instate Van TRU	4.74E-03	3.86E-02
2027	TRU - Out-of-State Genset TRU	6.08E-03	9.47E-02
2027	TRU - Out-of-State Trailer TRU	1.38E-02	1.79E-01
2027	TRU - Railcar TRU	1.38E-02	1.79E-01

	Unit	Average HP	Average HP-Hr/D
2022	TRU - Instate Genset TRU	31.5	20287.04
2022	TRU - Instate Trailer TRU	34	159044.88
2022	TRU - Instate Truck TRU	14.1	17748.72
2022	TRU - Instate Van TRU	9	410.90
2022	TRU - Out-of-State Genset TRU	31.5	12783.42
2022	TRU - Out-of-State Trailer TRU	34	99783.69
2022	TRU - Railcar TRU	34	10328.90

Hourly Emissions Rates

Code	Year	Type	ROG	CO
1	2022	TRU - Instate Genset TRU	2.84E-03	4.42E-02
2	2022	TRU - Instate Trailer TRU	4.79E-03	5.71E-02
3	2022	TRU - Instate Truck TRU	1.99E-03	1.62E-02
4	2022	TRU - Instate Van TRU	1.27E-03	1.03E-02
5	2022	TRU - Out-of-State Genset TRU	1.79E-02	2.79E-01
6	2022	TRU - Out-of-State Trailer TRU	2.40E-02	3.12E-01
7	2022	TRU - Railcar TRU	1.56E-02	2.03E-01

Lookup data

1	TRU - Instate Genset TRU
2	TRU - Instate Trailer TRU
3	TRU - Instate Truck TRU
4	TRU - Instate Van TRU
5	TRU - Out-of-State Genset TRU
6	TRU - Out-of-State Trailer TRU
7	TRU - Railcar TRU

NOX	CO2	PM10	PM2.5	SOX
6.96E-02	1.91E+00	3.15E-04	2.90E-04	1.76E-05
1.20E-01	2.87E+00	1.01E-03	9.31E-04	2.63E-05
7.21E-02	1.45E+00	2.84E-03	2.61E-03	1.33E-05
4.60E-02	9.26E-01	1.81E-03	1.67E-03	8.50E-06
6.97E-02	1.91E+00	3.15E-04	2.90E-04	1.76E-05
1.12E-01	2.87E+00	6.10E-04	5.61E-04	2.64E-05
1.12E-01	2.87E+00	6.10E-04	5.61E-04	2.64E-05

Vehicle Class Total Hr/day	Hr/Day/ Vehicle Class
644.03	2.14
4677.79	3.63
1258.77	3.73
45.66	3.73
405.82	0.34
2934.81	0.57
303.79	0.88

NOX	CO2	PM10	PM2.5	SOX
3.26E-02	8.92E-01	1.47E-04	1.35E-04	8.24E-06
3.32E-02	7.91E-01	2.79E-04	2.56E-04	7.25E-06
1.93E-02	3.89E-01	7.60E-04	7.00E-04	3.57E-06
1.23E-02	2.48E-01	4.85E-04	4.47E-04	2.28E-06
2.06E-01	5.64E+00	9.30E-04	8.56E-04	5.20E-05
1.95E-01	5.00E+00	1.06E-03	9.76E-04	4.59E-05
1.27E-01	3.25E+00	6.91E-04	6.35E-04	2.99E-05

OFFROAD2017 (v1.0.1) Emissions Inventory
Region Type: County
Region: Riverside
Calendar Year: 2027
Scenario: All Adopted Rules - Exhaust
Vehicle Classification: OFFROAD2017 Equipment Types
Units: Emissions: tons/day, Fuel Consumption: gallons/year, Activity: hours/year, HP-Hours: HP-hours/yea

Region	CalYr	VehClass	MdlYr	HP_Bin	Fuel
Riverside	2027	TRU - Instate Genset TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Instate Trailer TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Instate Truck TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Instate Van TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Out-of-State Genset TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Out-of-State Trailer TRU	Aggregate	Aggregate	Diesel
Riverside	2027	TRU - Railcar TRU	Aggregate	Aggregate	Diesel

HC_tpd	ROG_tpd	TOG_tpd	CO_tpd	NOx_tpd	CO2_tpd	PM10_tpd	PM2_5_tp	PM_tpd	SOx_tpd
0.001615	0.001954	0.002325	0.030455	0.022427	0.614728	0.000101	9.32E-05	0.000101	5.67E-06
0.033602	0.040659	0.048387	0.484872	0.281447	6.717807	0.002366	0.002177	0.002366	6.15E-05
0.003867	0.004679	0.005568	0.038017	0.045405	0.912652	0.001785	0.001642	0.001785	8.38E-06
8.95E-05	0.000108	0.000129	0.00088	0.001051	0.021129	4.13E-05	3.8E-05	4.13E-05	1.94E-07
0.001019	0.001233	0.001468	0.019208	0.014136	0.387357	6.39E-05	5.88E-05	6.39E-05	3.57E-06
0.016714	0.020224	0.024068	0.262887	0.164914	4.214707	0.000895	0.000823	0.000895	3.87E-05
0.00173	0.002093	0.002491	0.027212	0.017071	0.436276	9.27E-05	8.52E-05	9.27E-05	4.01E-06

NH3_tpd	Fuel_gpy	Total_Activity_h	Total_Population	Horsepower_Hours_hhpy
5.05E-06	390.2068	235072.0834	301.0962731	7404770.629
5.52E-05	4264.221	1707393.608	1288.712771	58051382.69
7.5E-06	579.3181	459452.6104	337.5845778	6478281.807
1.74E-07	13.41162	16664.08432	12.24400023	149976.7588
3.18E-06	245.8799	148125.3191	1197.999167	4665947.553
3.46E-05	2675.343	1071207.288	5105.272094	36421047.8
3.58E-06	276.9325	110883.7539	343.9002385	3770047.632

APPENDIX 3.12:

BLASTING EMISSIONS

This page intentionally left blank

BLASTING PM10/PM2.5

E= .000014(A)^1.5*.52 lbs PM10/lbs TSP

			If Dynamite:		(Dynamite, gelatin)	
E=	PM10 emissions, lbs/total			104		
A=	Area to be blasted (SF)			53		
A(day)=	**50,000**			0		
E=	81.39	lbs PM10/day without watering	E(CO)=	3900000	lbs released per year	
E=	17.09	lbs PM2.5/day without watering	E(Nox)=	1987500	lbs released per year	
CE=	50.00%	pre-wetting blasting areas and stabalizing soils once blasting is complete (Source:Western regional Air Partnership)	E(Sox)=	0	lbs released per year	
E=	**40.70**	**lbs of PM10/day with watering**	E(CO)=	78	lbs. released per day	
E=	**8.546**	**lbs of PM2.5/day with watering**	E(Nox)=	39.75	lbs. released per day	
			E(Sox)=	0	lbs. released per day	

BLASTING NOX ; SOx ; CO

E= (Blasts/year) * (avg. charges/blast) *(avg. lbs./charge) * 1/2000(lbs to tons conversion) *EF

EF(Emission Factors) (ANFO)

Blasts/year	50000	**CO**	67	(lb released/tons used)
Maxlbs./blastcharge	1500	**NOx**	17	(lb released/tons used)
lbs/tons conversion	2000.00	**SOx**	2	(lb released/tons used)

E(CO)=	**2512500.00**	**lbs of CO released per year**
E(Nox)=	**637500.00**	**lbs of NOx released per year**
E(Sox)=	**75000.00**	**lbs of SOx released per year**
E(CO)=	**50.25**	**lbs. of CO released per day**
E(Nox)=	**12.75**	**lbs. of NOx released per day**
E(Sox)=	**1.50**	**lbs. of SOx released per day**

APPENDIX 3.13:

AERMOD LST MODELING OUTPUT

This page intentionally left blank

```
**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Construction\CO\CO.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Construction\CO\CO.isc
   MODELOPT DFAULT CONC
   AVERTIME 1 8
   URBANOPT 2189641
   POLLUTID CO
   RUNORNOT RUN
   ERRORFIL CO.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       2.3452E-06     5.000        28     1.400
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
```

```
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL

** Variable Emissions Type: "By Hour / Seven Days (HRDOW7)"
** Variable Emission Scenario: "Construction"
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED CO.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
```

```
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
   RECTABLE 8 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST CO.AD\01H1GALL.PLT 31
   PLOTFILE 8 ALL 1ST CO.AD\08H1GALL.PLT 32
   SUMMFILE CO.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************

↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc               ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                         ***       19:28:52

                                   PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*
```

```
                                                    ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
         1. Stack-tip Downwash.
         2. Model Accounts for ELEVated Terrain Effects.
         3. Use Calms Processing Routine.
         4. Use Missing Data Processing Routine.
         5. No Exponential Decay.
         6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
         ADJ_U*   - Use ADJ_U* option for SBL in AERMET
         TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  CO

 **Model Calculates  2 Short Term Average(s) of:   1-HR   8-HR

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      23
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.
```

```
 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
         Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
         Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
         Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                 Emission Units = GRAMS/SEC                                 ;
Emission Rate Unit Factor =   0.10000E+07
                 Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.5 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   CO.err

 **File for Summary of Results:   CO.sum

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc              ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       19:28:52

                                  PAGE   2
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                *** AREAPOLY SOURCE DATA ***

              NUMBER EMISSION RATE   LOCATION OF AREA  BASE     RELEASE  NUMBER
  INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC       X        Y      ELEV.    HEIGHT  OF VERTS.
   SZ     SOURCE  SCALAR VARY
     ID         CATS.   /METER**2)   (METERS) (METERS) (METERS) (METERS)
```

```
(METERS)               BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

 PAREA1           0   0.23452E-05  493662.9 3755862.7   766.3     5.00      28
   1.40     YES   HRDOW7
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc                   ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        19:28:52

                                   PAGE   3
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                           *** SOURCE IDs DEFINING SOURCE GROUPS
***

 SRCGROUP ID                                                 SOURCE IDs
 -----------                                                 ----------


  ALL        PAREA1      ,
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc                   ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        19:28:52

                                   PAGE   4
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                       SOURCE IDs
  --------   ---------                                       ----------


              2189641.   PAREA1      ,
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc                   ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        19:28:52

                                   PAGE   5
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   * SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY
OF WEEK (HRDOW7) *
```

```
 SOURCE ID = PAREA1       ; SOURCE TYPE = AREAPOLY :
  HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
                                                    DAY OF WEEK = MONDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = TUESDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = WEDNESDY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = THURSDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = FRIDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = SATURDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                    DAY OF WEEK = SUNDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
```

6 .0000E+00   7 .0000E+00   8 .0000E+00
    9 .0000E+00   10 .0000E+00   11 .0000E+00   12 .0000E+00   13 .0000E+00
14 .0000E+00   15 .0000E+00   16 .0000E+00
   17 .0000E+00   18 .0000E+00   19 .0000E+00   20 .0000E+00   21 .0000E+00
22 .0000E+00   23 .0000E+00   24 .0000E+00

                                          *** DISCRETE CARTESIAN RECEPTORS ***
                                         (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                   (METERS)

     (495302.2, 3757245.3,   723.6,   745.0,   0.0);   (496010.6,
3756792.7,   721.5,   757.0,   0.0);
     (496746.6, 3755954.5,   700.9,   725.0,   0.0);   (496951.2,
3755100.4,   703.8,   733.0,   0.0);
     (496589.1, 3754124.4,   754.3,   769.0,   0.0);   (497015.0,
3755061.0,   704.9,   733.0,   0.0);
     (497055.2, 3755049.5,   706.1,   733.0,   0.0);   (497113.3,
3755031.6,   707.4,   733.0,   0.0);
     (497147.0, 3755016.5,   708.8,   733.0,   0.0);   (496937.0,
3755126.0,   704.4,   732.0,   0.0);
     (497203.5, 3754981.1,   714.3,   733.0,   0.0);   (496910.1,
3755157.3,   706.8,   723.0,   0.0);
     (496935.2, 3754500.8,   735.5,   770.0,   0.0);   (496982.9,
3754212.1,   746.1,   771.0,   0.0);
     (497156.7, 3754370.5,   723.5,   771.0,   0.0);   (497444.0,
3754371.9,   732.8,   758.0,   0.0);
     (497392.1, 3754531.7,   722.1,   758.0,   0.0);   (496987.1,
3753999.1,   748.5,   771.0,   0.0);
     (496936.6, 3754356.5,   751.9,   769.0,   0.0);   (497379.5,
3754209.3,   727.8,   758.0,   0.0);
     (497784.6, 3754074.8,   742.8,   760.0,   0.0);   (497804.2,
3754237.4,   726.9,   760.0,   0.0);
     (496700.0, 3754312.0,   731.5,   771.0,   0.0);

                                        *** METEOROLOGICAL DAYS SELECTED FOR

PROCESSING ***
(1=YES; 0=NO)

```
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***
(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190

Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
11	01	01	1	01	-50.0	0.519	-9.000	-9.000	-999.	897.	296.2	0.15	4.23	1.00	5.40	108.	9.1	274.2	5.5
11	01	01	1	02	-54.0	0.559	-9.000	-9.000	-999.	1002.	343.7	0.15	4.23	1.00	5.80	113.	9.1	273.8	5.5
11	01	01	1	03	-50.2	0.519	-9.000	-9.000	-999.	899.	296.1	0.15	4.23	1.00	5.40	112.	9.1	273.1	5.5
11	01	01	1	04	-45.5	0.469	-9.000	-9.000	-999.	773.	241.8	0.15	4.23	1.00	4.90	111.	9.1	272.5	5.5
11	01	01	1	05	-13.5	0.164	-9.000	-9.000	-999.	293.	29.5	0.15	4.23	1.00	1.80	78.	9.1	270.9	5.5
11	01	01	1	06	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	58.	9.1	270.4	5.5
11	01	01	1	07	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	54.	9.1	270.4	5.5
11	01	01	1	08	-12.2	0.206	-9.000	-9.000	-999.	224.	60.4	0.15	4.23	0.55	2.20	60.	9.1	270.9	5.5
11	01	01	1	09	45.6	0.455	0.587	0.005	150.	738.	-174.7	0.15	4.23	0.34	4.50	96.	9.1	273.8	5.5
11	01	01	1	10	126.7	0.592	0.981	0.005	252.	1092.	-138.5	0.15	4.23	0.27	5.80	102.	9.1	274.9	5.5
11	01	01	1	11	195.5	0.684	1.823	0.009	1048.	1355.	-138.3	0.15	4.23	0.25	6.70	100.	9.1	275.9	5.5
11	01	01	1	12	229.2	0.688	2.066	0.009	1302.	1370.	-120.1	0.15	4.23	0.24	6.70	96.	9.1	276.4	5.5
11	01	01	1	13	190.6	0.647	1.999	0.009	1417.	1254.	-120.0	0.15	4.23	0.24	6.30	95.	9.1	277.0	5.5
11	01	01	1	14	115.4	0.590	1.708	0.009	1459.	1094.	-150.2	0.15	4.23	0.26	5.80	98.	9.1	277.0	5.5
11	01	01	1	15	101.2	0.588	1.649	0.009	1496.	1081.	-169.0	0.15	4.23	0.29	5.80	99.	9.1	276.4	5.5
11	01	01	1	16	27.7	0.534	1.074	0.009	1507.	940.	-462.4	0.15	4.23	0.38	5.40	103.	9.1	276.4	5.5
11	01	01	1	17	-42.8	0.469	-9.000	-9.000	-999.	777.	242.4	0.15	4.23	0.67	4.90	106.	9.1	275.9	5.5
11	01	01	1	18	-32.7	0.340	-9.000	-9.000	-999.	489.	127.2	0.15	4.23	1.00	3.60	100.	9.1	274.9	5.5
11	01	01	1	19	-24.4	0.252	-9.000	-9.000	-999.	308.	69.8	0.15	4.23	1.00	2.70	70.	9.1	273.1	5.5
11	01	01	1	20	-28.2	0.291	-9.000	-9.000	-999.	377.	93.1	0.15	4.23	1.00	3.10	85.	9.1	273.1	5.5
11	01	01	1	21	-28.2	0.291	-9.000	-9.000	-999.	377.	93.1	0.15	4.23						

```
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc               ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        19:28:52

                                   PAGE   9
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     PAREA1      ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF CO       IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
        495302.20   3757245.34       18.46983  (12121316)               496010.61
 3756792.74       14.63794  (12121316)
        496746.57   3755954.46       14.90399  (11121516)               496951.22
 3755100.44       29.00305  (11121516)
        496589.14   3754124.41       12.24115  (12030509)               497015.01
 3755061.01       28.92646  (11121516)
        497055.19   3755049.52       28.55812  (11121516)               497113.32
 3755031.58       28.02969  (11121516)
        497147.05   3755016.51       27.84200  (11121516)               496937.02
 3755125.99       28.60225  (11121516)
        497203.53   3754981.09       27.83741  (11121516)               496910.08
 3755157.31       28.32762  (11121516)
        496935.23   3754500.78       37.02326  (15112616)               496982.89
```

```
 3754212.15       14.30149  (12121311)
       497156.68   3754370.53       22.89358  (15112616)                497444.01
 3754371.93       19.49535  (15112616)
       497392.15   3754531.71       23.81168  (15112616)                496987.09
 3753999.11       10.27200  (12121311)
       496936.64   3754356.52       32.07065  (15112616)                497379.53
 3754209.35       12.74648  (12121311)
       497784.59   3754074.80       11.23690  (12121311)                497804.21
 3754237.38       12.77586  (15112616)
       496699.97   3754312.01       30.67743  (12121311)

↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc               ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        19:28:52

                                   PAGE  10
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST  8-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     PAREA1      ,

                                            *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                        ** CONC OF CO       IN MICROGRAMS/M**3
                   **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
       495302.20   3757245.34        2.31001  (12121316)                496010.61
 3756792.74        1.84928  (12121316)
       496746.57   3755954.46        2.81040  (11121516)                496951.22
 3755100.44        6.18725  (11121516)
       496589.14   3754124.41        4.66951  (14121216)                497015.01
 3755061.01        6.16539  (11121516)
       497055.19   3755049.52        6.06146  (11121516)                497113.32
 3755031.58        5.90798  (11121516)
       497147.05   3755016.51        5.84741  (11121516)                496937.02
 3755125.99        6.07876  (11121516)
       497203.53   3754981.09        5.81356  (11121516)                496910.08
 3755157.31        6.00698  (11121516)
       496935.23   3754500.78       11.75954  (15112616)                496982.89
 3754212.15        5.24941  (14121216)
       497156.68   3754370.53        6.26481  (15112616)                497444.01
 3754371.93        4.76110  (15112616)
       497392.15   3754531.71        5.76082  (15112616)                496987.09
```

```
 3753999.11        3.20578  (14121216)
       496936.64   3754356.52       10.65259  (15112616)                497379.53
 3754209.35        3.29139  (15112616)
       497784.59   3754074.80        2.01735  (15112616)                497804.21
 3754237.38        2.90226  (15112616)
       496699.97   3754312.01       16.78632  (12121316)

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc              ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                          ***       19:28:52

                                    PAGE  11
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST  1-HR
RESULTS ***


                                     ** CONC OF CO       IN MICROGRAMS/M**3
               **

                                                      DATE
                                        NETWORK
GROUP ID                           AVERAGE CONC     (YYMMDDHH)             RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS      37.02326  ON 15112616: AT (  496935.23,
3754500.78,   735.55,   770.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc              ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                          ***       19:28:52

                                    PAGE  12
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST  8-HR
RESULTS ***


                                     ** CONC OF CO       IN MICROGRAMS/M**3
```

```
               **

                                                        DATE
                                         NETWORK
GROUP ID                          AVERAGE CONC     (YYMMDDHH)            RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS      16.78632  ON 12121316: AT (  496699.97,
3754312.01,   731.55,   771.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\CO\CO.isc              ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       19:28:52

                                   PAGE  13
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of           0 Fatal Error Message(s)
 A Total of           2 Warning Message(s)
 A Total of        1311 Informational Message(s)

 A Total of       43824 Hours Were Processed

 A Total of          64 Calm Hours Identified

 A Total of        1247 Missing Hours Identified (  2.85 Percent)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
     0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET
```

```
    ************************************
    *** AERMOD Finishes Successfully ***
    ************************************

**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Construction\NO2\NO2.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Construction\NO2\NO2.isc
   MODELOPT DFAULT CONC
   AVERTIME 1 ANNUAL
   URBANOPT 2189641
   POLLUTID NO2
   RUNORNOT RUN
   ERRORFIL NO2.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       2.104E-06     5.000        28     1.400
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
```

```
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL

** Variable Emissions Type: "By Hour / Seven Days (HRDOW7)"
** Variable Emission Scenario: "Construction"
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED NO2.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
```

```
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
** Maximum Annual Average POST files for Each Met Year
   POSTFILE ANNUAL ALL PLOT NO2.AD\ANNUAL_G001.PLT 31
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST NO2.AD\01H1GALL.PLT 32
   PLOTFILE ANNUAL ALL NO2.AD\AN00GALL.PLT 33
   SUMMFILE NO2.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            3 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 CO W361      26       COCARD: Multiyear PERIOD/ANNUAL values for NO2/SO2 require
MULTYEAR Opt
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************
```

```
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397 
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***                                                     
                        ***        18:15:44

                                   PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                            ***     MODEL SETUP OPTIONS SUMMARY       
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 
- - - - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
         1. Stack-tip Downwash.
         2. Model Accounts for ELEVated Terrain Effects.
         3. Use Calms Processing Routine.
         4. Use Missing Data Processing Routine.
         5. No Exponential Decay.
         6. Full Conversion Assumed for NO2.
         7. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
         ADJ_U*   - Use ADJ_U* option for SBL in AERMET
         TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  NO2

 **Note that special processing requirements apply for the 1-hour NO2 NAAQS - check 
available guidance.
   Model will process user-specified ranks of daily maximum 1-hour values averaged 
across the number of years modeled.
   For annual NO2 NAAQS modeling, the multi-year maximum of PERIOD values can be 
simulated using the MULTYEAR keyword.
   Multi-year PERIOD and 1-hour values should only be done in a single model run 
using the MULTYEAR option with a
```

```
   single multi-year meteorological data file using STARTEND keyword.

 **Model Calculates  1 Short Term Average(s) of:   1-HR
     and Calculates ANNUAL Averages

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      23
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of ANNUAL Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of Concurrent Values for Postprocessing
(POSTFILE Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                                 ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.5 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out
```

*** AREAPOLY SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC /METER**2)	LOCATION OF AREA X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	NUMBER OF VERTS.	INIT. SZ	URBAN SOURCE	EMISSION RATE SCALAR VARY BY
PAREA1	0	0.21040E-05	493662.9	3755862.7	766.3	5.00	28	1.40	YES	HRDOW7

*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
ALL	PAREA1 ,

*** SOURCE IDs DEFINED AS URBAN SOURCES ***

URBAN ID	URBAN POP	SOURCE IDs

2189641.   PAREA1   ,

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW7) *

SOURCE ID = PAREA1   ; SOURCE TYPE = AREAPOLY :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR

DAY OF WEEK = MONDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.1000E+01	16	.1000E+01
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = TUESDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.1000E+01	16	.1000E+01
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = WEDNESDY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.1000E+01	16	.1000E+01
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = THURSDAY

```
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = FRIDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = SATURDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = SUNDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
```



```
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          *** DISCRETE CARTESIAN RECEPTORS ***
                                        (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                    (METERS)

     ( 495302.2, 3757245.3,     723.6,     745.0,       0.0);         ( 496010.6,
3756792.7,     721.5,     757.0,       0.0);
     ( 496746.6, 3755954.5,     700.9,     725.0,       0.0);         ( 496951.2,
3755100.4,     703.8,     733.0,       0.0);
     ( 496589.1, 3754124.4,     754.3,     769.0,       0.0);         ( 497015.0,
3755061.0,     704.9,     733.0,       0.0);
     ( 497055.2, 3755049.5,     706.1,     733.0,       0.0);         ( 497113.3,
3755031.6,     707.4,     733.0,       0.0);
     ( 497147.0, 3755016.5,     708.8,     733.0,       0.0);         ( 496937.0,
3755126.0,     704.4,     732.0,       0.0);
     ( 497203.5, 3754981.1,     714.3,     733.0,       0.0);         ( 496910.1,
```

3755157.3,   706.8,   723.0,   0.0);
     (496935.2, 3754500.8,   735.5,   770.0,   0.0);   (496982.9,
3754212.1,   746.1,   771.0,   0.0);
     (497156.7, 3754370.5,   723.5,   771.0,   0.0);   (497444.0,
3754371.9,   732.8,   758.0,   0.0);
     (497392.1, 3754531.7,   722.1,   758.0,   0.0);   (496987.1,
3753999.1,   748.5,   771.0,   0.0);
     (496936.6, 3754356.5,   751.9,   769.0,   0.0);   (497379.5,
3754209.3,   727.8,   758.0,   0.0);
     (497784.6, 3754074.8,   742.8,   760.0,   0.0);   (497804.2,
3754237.4,   726.9,   760.0,   0.0);
     (496700.0, 3754312.0,   731.5,   771.0,   0.0);

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                        *** METEOROLOGICAL DAYS SELECTED FOR
PROCESSING ***
                                                          (1=YES; 0=NO)

           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1

               NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON
WHAT IS INCLUDED IN THE DATA FILE.

                                     *** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED
CATEGORIES ***
                                                          (METERS/SEC)

```
                                                  1.54,   3.09,   5.14,   8.23,
10.80,
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       18:15:44

                                  PAGE   8
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                   *** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL
DATA ***

   Surface file:   BNAP_V9_ADJU\BNAP_v9.SFC
                  Met Version:  16216
   Profile file:   BNAP_V9_ADJU\BNAP_v9.PFL

   Surface format: FREE

   Profile format: FREE

   Surface station no.:     3171                  Upper air station no.:     3190
                  Name: UNKNOWN                                   Name: UNKNOWN

                  Year:   2011                                    Year:   2011

 First 24 hours of scalar data
 YR MO DY JDY HR     H0     U*     W*  DT/DZ ZICNV ZIMCH  M-O LEN    Z0  BOWEN
ALBEDO  REF WS   WD     HT  REF TA     HT
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - -
 11 01 01   1 01  -50.0  0.519 -9.000 -9.000 -999.  897.    296.2  0.15   4.23
1.00    5.40  108.    9.1  274.2    5.5
 11 01 01   1 02  -54.0  0.559 -9.000 -9.000 -999. 1002.    343.7  0.15   4.23
1.00    5.80  113.    9.1  273.8    5.5
 11 01 01   1 03  -50.2  0.519 -9.000 -9.000 -999.  899.    296.1  0.15   4.23
1.00    5.40  112.    9.1  273.1    5.5
 11 01 01   1 04  -45.5  0.469 -9.000 -9.000 -999.  773.    241.8  0.15   4.23
1.00    4.90  111.    9.1  272.5    5.5
 11 01 01   1 05  -13.5  0.164 -9.000 -9.000 -999.  293.     29.5  0.15   4.23
1.00    1.80   78.    9.1  270.9    5.5
 11 01 01   1 06  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   58.    9.1  270.4    5.5
 11 01 01   1 07  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   54.    9.1  270.4    5.5
 11 01 01   1 08  -12.2  0.206 -9.000 -9.000 -999.  224.     60.4  0.15   4.23
0.55    2.20   60.    9.1  270.9    5.5
 11 01 01   1 09   45.6  0.455  0.587  0.005  150.  738.   -174.7  0.15   4.23
0.34    4.50   96.    9.1  273.8    5.5
 11 01 01   1 10  126.7  0.592  0.981  0.005  252. 1092.   -138.5  0.15   4.23
```

```
0.27    5.80  102.    9.1  274.9    5.5
 11 01 01   1 11  195.5  0.684  1.823  0.009 1048. 1355.   -138.3  0.15   4.23
0.25    6.70  100.    9.1  275.9    5.5
 11 01 01   1 12  229.2  0.688  2.066  0.009 1302. 1370.   -120.1  0.15   4.23
0.24    6.70   96.    9.1  276.4    5.5
 11 01 01   1 13  190.6  0.647  1.999  0.009 1417. 1254.   -120.0  0.15   4.23
0.24    6.30   95.    9.1  277.0    5.5
 11 01 01   1 14  115.4  0.590  1.708  0.009 1459. 1094.   -150.2  0.15   4.23
0.26    5.80   98.    9.1  277.0    5.5
 11 01 01   1 15  101.2  0.588  1.649  0.009 1496. 1081.   -169.0  0.15   4.23
0.29    5.80   99.    9.1  276.4    5.5
 11 01 01   1 16   27.7  0.534  1.074  0.009 1507.  940.   -462.4  0.15   4.23
0.38    5.40  103.    9.1  276.4    5.5
 11 01 01   1 17  -42.8  0.469 -9.000 -9.000 -999.  777.    242.4  0.15   4.23
0.67    4.90  106.    9.1  275.9    5.5
 11 01 01   1 18  -32.7  0.340 -9.000 -9.000 -999.  489.    127.2  0.15   4.23
1.00    3.60  100.    9.1  274.9    5.5
 11 01 01   1 19  -24.4  0.252 -9.000 -9.000 -999.  308.     69.8  0.15   4.23
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        18:15:44

                                   PAGE   9
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   *** THE ANNUAL AVERAGE CONCENTRATION    VALUES AVERAGED OVER   5
YEARS FOR SOURCE GROUP: ALL      ***
                                    INCLUDING SOURCE(S):     PAREA1      ,

                                              *** DISCRETE CARTESIAN RECEPTOR POINTS
```

***

** CONC OF NO2 IN MICROGRAMS/M**3
**

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
495302.20	3757245.34	0.01209	496010.61	3756792.74	0.04195
496746.57	3755954.46	0.11309	496951.22	3755100.44	0.30223
496589.14	3754124.41	0.02653	497015.01	3755061.01	0.29976
497055.19	3755049.52	0.29213	497113.32	3755031.58	0.28081
497147.05	3755016.51	0.27592	496937.02	3755125.99	0.29536
497203.53	3754981.09	0.27111	496910.08	3755157.31	0.29108
496935.23	3754500.78	0.63235	496982.89	3754212.15	0.11139
497156.68	3754370.53	0.19560	497444.01	3754371.93	0.11617
497392.15	3754531.71	0.18232	496987.09	3753999.11	0.01841
496936.64	3754356.52	0.48750	497379.53	3754209.35	0.06762
497784.59	3754074.80	0.03143	497804.21	3754237.38	0.05172
496699.97	3754312.01	0.98308			

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST-HIGHEST MAX DAILY 1-HR AVERAGE CONCENTRATION VALUES AVERAGED OVER 5 YEARS FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF NO2 IN MICROGRAMS/M**3
**

```
       X-COORD (M)   Y-COORD (M)        CONC                      X-COORD (M)
Y-COORD (M)        CONC
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -
         495302.20    3757245.34        7.17234                     496010.61
3756792.74        6.86843
         496746.57    3755954.46        8.31484                     496951.22
3755100.44       16.77996
         496589.14    3754124.41        8.12483                     497015.01
3755061.01       16.75354
         497055.19    3755049.52       16.50851                     497113.32
3755031.58       16.15619
         497147.05    3755016.51       16.01864                     496937.02
3755125.99       16.49758
         497203.53    3754981.09       15.94126                     496910.08
3755157.31       16.28234
         496935.23    3754500.78       23.17107                     496982.89
3754212.15        9.88309
         497156.68    3754370.53       12.64971                     497444.01
3754371.93       10.35567
         497392.15    3754531.71       12.98642                     496987.09
3753999.11        5.84909
         496936.64    3754356.52       19.05786                     497379.53
3754209.35        7.86067
         497784.59    3754074.80        6.35761                     497804.21
3754237.38        7.34800
         496699.97    3754312.01       22.78930

↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        18:15:44

                                  PAGE  11
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                  *** THE SUMMARY OF MAXIMUM ANNUAL RESULTS
AVERAGED OVER   5 YEARS ***


                                   ** CONC OF NO2      IN MICROGRAMS/M**3
              **


                        NETWORK
GROUP ID                      AVERAGE CONC                RECEPTOR  (XR, YR,
ZELEV, ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - -
```

```
ALL       1ST HIGHEST VALUE IS       0.98308 AT (  496699.97,  3754312.01,
731.55,   771.00,    0.00)  DC
          2ND HIGHEST VALUE IS       0.63235 AT (  496935.23,  3754500.78,
735.55,   770.00,    0.00)  DC
          3RD HIGHEST VALUE IS       0.48750 AT (  496936.64,  3754356.52,
751.88,   769.00,    0.00)  DC
          4TH HIGHEST VALUE IS       0.30223 AT (  496951.22,  3755100.44,
703.85,   733.00,    0.00)  DC
          5TH HIGHEST VALUE IS       0.29976 AT (  497015.01,  3755061.01,
704.88,   733.00,    0.00)  DC
          6TH HIGHEST VALUE IS       0.29536 AT (  496937.02,  3755125.99,
704.37,   732.00,    0.00)  DC
          7TH HIGHEST VALUE IS       0.29213 AT (  497055.19,  3755049.52,
706.15,   733.00,    0.00)  DC
          8TH HIGHEST VALUE IS       0.29108 AT (  496910.08,  3755157.31,
706.76,   723.00,    0.00)  DC
          9TH HIGHEST VALUE IS       0.28081 AT (  497113.32,  3755031.58,
707.36,   733.00,    0.00)  DC
         10TH HIGHEST VALUE IS       0.27592 AT (  497147.05,  3755016.51,
708.79,   733.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        18:15:44

                                  PAGE  12
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                     *** THE SUMMARY OF MAXIMUM   1ST-HIGHEST MAX DAILY  1-HR
RESULTS AVERAGED OVER   5 YEARS ***


                                  ** CONC OF NO2      IN MICROGRAMS/M**3
               **


                        NETWORK
GROUP ID                      AVERAGE CONC                RECEPTOR  (XR, YR,
ZELEV, ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - -

ALL       1ST HIGHEST VALUE IS      23.17107 AT (  496935.23,  3754500.78,
```

```
735.55,   770.00,    0.00)  DC
          2ND HIGHEST VALUE IS      22.78930 AT (  496699.97,  3754312.01,
731.55,   771.00,    0.00)  DC
          3RD HIGHEST VALUE IS      19.05786 AT (  496936.64,  3754356.52,
751.88,   769.00,    0.00)  DC
          4TH HIGHEST VALUE IS      16.77996 AT (  496951.22,  3755100.44,
703.85,   733.00,    0.00)  DC
          5TH HIGHEST VALUE IS      16.75354 AT (  497015.01,  3755061.01,
704.88,   733.00,    0.00)  DC
          6TH HIGHEST VALUE IS      16.50851 AT (  497055.19,  3755049.52,
706.15,   733.00,    0.00)  DC
          7TH HIGHEST VALUE IS      16.49758 AT (  496937.02,  3755125.99,
704.37,   732.00,    0.00)  DC
          8TH HIGHEST VALUE IS      16.28234 AT (  496910.08,  3755157.31,
706.76,   723.00,    0.00)  DC
          9TH HIGHEST VALUE IS      16.15619 AT (  497113.32,  3755031.58,
707.36,   733.00,    0.00)  DC
         10TH HIGHEST VALUE IS      16.01864 AT (  497147.05,  3755016.51,
708.79,   733.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\NO2\NO2.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        18:15:44

                                  PAGE  13
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            3 Warning Message(s)
 A Total of         1311 Informational Message(s)

 A Total of        43824 Hours Were Processed

 A Total of           64 Calm Hours Identified

 A Total of         1247 Missing Hours Identified (  2.85 Percent)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***
```

```
    ********   WARNING MESSAGES   ********
 CO W361      26       COCARD: Multiyear PERIOD/ANNUAL values for NO2/SO2 require
MULTYEAR Opt
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


    ***********************************
    *** AERMOD Finishes Successfully ***
    ***********************************

**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Construction\PM10\PM10.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Construction\PM10\PM10.isc
   MODELOPT DFAULT CONC
   AVERTIME 24 ANNUAL
   URBANOPT 2189641
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL PM10.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
```

```
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       5.0353E-07     0.000        28     1.000
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL

** Variable Emissions Type: "By Hour / Seven Days (HRDOW7)"
** Variable Emission Scenario: "Construction"
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
```

```
RE STARTING
   INCLUDED PM10.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 24 ALL 1ST PM10.AD\24H1GALL.PLT 31
   PLOTFILE ANNUAL ALL PM10.AD\AN00GALL.PLT 32
   SUMMFILE PM10.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET
```

```
 **********************************
 *** SETUP Finishes Successfully ***
 **********************************

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        12:52:26

                                   PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
        2. Model Accounts for ELEVated Terrain Effects.
        3. Use Calms Processing Routine.
        4. Use Missing Data Processing Routine.
        5. No Exponential Decay.
        6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
        ADJ_U*   - Use ADJ_U* option for SBL in AERMET
        TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_10

 **Model Calculates  1 Short Term Average(s) of:  24-HR
     and Calculates ANNUAL Averages
```

```
 **This Run Includes:      1 Source(s);       1 Source Group(s); and      22
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of ANNUAL Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                              ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.5 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   PM10.err

 **File for Summary of Results:   PM10.sum

↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
```

*** AREAPOLY SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC /METER**2)	LOCATION OF AREA X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	NUMBER OF VERTS.	INIT. SZ SOURCE SCALAR VARY BY	URBAN SOURCE
PAREA1	0	0.50353E-06	493662.9	3755862.7	766.3	0.00	28	1.00	YES HRDOW7

*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
ALL	PAREA1 ,

*** SOURCE IDs DEFINED AS URBAN SOURCES ***

                  * SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY
OF WEEK (HRDOW7) *

 SOURCE ID = PAREA1   ; SOURCE TYPE = AREAPOLY :
  HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
 -
- -
                                                  DAY OF WEEK = MONDAY
    1 .0000E+00   2 .0000E+00   3 .0000E+00   4 .0000E+00   5 .0000E+00
6 .0000E+00   7 .0000E+00   8 .0000E+00
    9 .1000E+01   10 .1000E+01   11 .1000E+01   12 .1000E+01   13 .1000E+01
14 .1000E+01   15 .1000E+01   16 .1000E+01
   17 .0000E+00   18 .0000E+00   19 .0000E+00   20 .0000E+00   21 .0000E+00
22 .0000E+00   23 .0000E+00   24 .0000E+00
                                                  DAY OF WEEK = TUESDAY
    1 .0000E+00   2 .0000E+00   3 .0000E+00   4 .0000E+00   5 .0000E+00
6 .0000E+00   7 .0000E+00   8 .0000E+00
    9 .1000E+01   10 .1000E+01   11 .1000E+01   12 .1000E+01   13 .1000E+01
14 .1000E+01   15 .1000E+01   16 .1000E+01
   17 .0000E+00   18 .0000E+00   19 .0000E+00   20 .0000E+00   21 .0000E+00
22 .0000E+00   23 .0000E+00   24 .0000E+00
                                                  DAY OF WEEK = WEDNESDY
    1 .0000E+00   2 .0000E+00   3 .0000E+00   4 .0000E+00   5 .0000E+00
6 .0000E+00   7 .0000E+00   8 .0000E+00
    9 .1000E+01   10 .1000E+01   11 .1000E+01   12 .1000E+01   13 .1000E+01
14 .1000E+01   15 .1000E+01   16 .1000E+01
   17 .0000E+00   18 .0000E+00   19 .0000E+00   20 .0000E+00   21 .0000E+00
22 .0000E+00   23 .0000E+00   24 .0000E+00
                                                  DAY OF WEEK = THURSDAY
    1 .0000E+00   2 .0000E+00   3 .0000E+00   4 .0000E+00   5 .0000E+00
6 .0000E+00   7 .0000E+00   8 .0000E+00
    9 .1000E+01   10 .1000E+01   11 .1000E+01   12 .1000E+01   13 .1000E+01
14 .1000E+01   15 .1000E+01   16 .1000E+01
   17 .0000E+00   18 .0000E+00   19 .0000E+00   20 .0000E+00   21 .0000E+00
22 .0000E+00   23 .0000E+00   24 .0000E+00
                                                  DAY OF WEEK = FRIDAY

```
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = SATURDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = SUNDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        12:52:26

                                  PAGE   6
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                    *** DISCRETE CARTESIAN RECEPTORS ***
                                  (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                               (METERS)

     ( 495302.2, 3757245.3,     723.6,     745.0,       0.0);         ( 496010.6,
3756792.7,     721.5,     757.0,       0.0);
     ( 496746.6, 3755954.5,     700.9,     725.0,       0.0);         ( 496951.2,
3755100.4,     703.8,     733.0,       0.0);
     ( 496589.1, 3754124.4,     754.3,     769.0,       0.0);         ( 497015.0,
3755061.0,     704.9,     733.0,       0.0);
     ( 497055.2, 3755049.5,     706.1,     733.0,       0.0);         ( 497113.3,
3755031.6,     707.4,     733.0,       0.0);
     ( 497147.0, 3755016.5,     708.8,     733.0,       0.0);         ( 496937.0,
3755126.0,     704.4,     732.0,       0.0);
     ( 497203.5, 3754981.1,     714.3,     733.0,       0.0);         ( 496910.1,
3755157.3,     706.8,     723.0,       0.0);
     ( 496935.2, 3754500.8,     735.5,     770.0,       0.0);         ( 496982.9,
3754212.1,     746.1,     771.0,       0.0);
     ( 497156.7, 3754370.5,     723.5,     771.0,       0.0);         ( 497444.0,
3754371.9,     732.8,     758.0,       0.0);
     ( 497392.1, 3754531.7,     722.1,     758.0,       0.0);         ( 496987.1,
3753999.1,     748.5,     771.0,       0.0);
```

(496936.6, 3754356.5, 751.9, 769.0, 0.0); (497379.5, 3754209.3, 727.8, 758.0, 0.0);
(497784.6, 3754074.8, 742.8, 760.0, 0.0); (497804.2, 3754237.4, 726.9, 760.0, 0.0);

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***
(1=YES; 0=NO)

```
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1  1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1  1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***
(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
11	01	01	1	01	-50.0	0.519	-9.000	-9.000	-999.	897.	296.2	0.15	4.23	1.00	5.40	108.	9.1	274.2	5.5
11	01	01	1	02	-54.0	0.559	-9.000	-9.000	-999.	1002.	343.7	0.15	4.23	1.00	5.80	113.	9.1	273.8	5.5
11	01	01	1	03	-50.2	0.519	-9.000	-9.000	-999.	899.	296.1	0.15	4.23	1.00	5.40	112.	9.1	273.1	5.5
11	01	01	1	04	-45.5	0.469	-9.000	-9.000	-999.	773.	241.8	0.15	4.23	1.00	4.90	111.	9.1	272.5	5.5
11	01	01	1	05	-13.5	0.164	-9.000	-9.000	-999.	293.	29.5	0.15	4.23	1.00	1.80	78.	9.1	270.9	5.5
11	01	01	1	06	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	58.	9.1	270.4	5.5
11	01	01	1	07	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	54.	9.1	270.4	5.5
11	01	01	1	08	-12.2	0.206	-9.000	-9.000	-999.	224.	60.4	0.15	4.23	0.55	2.20	60.	9.1	270.9	5.5
11	01	01	1	09	45.6	0.455	0.587	0.005	150.	738.	-174.7	0.15	4.23	0.34	4.50	96.	9.1	273.8	5.5
11	01	01	1	10	126.7	0.592	0.981	0.005	252.	1092.	-138.5	0.15	4.23	0.27	5.80	102.	9.1	274.9	5.5
11	01	01	1	11	195.5	0.684	1.823	0.009	1048.	1355.	-138.3	0.15	4.23	0.25	6.70	100.	9.1	275.9	5.5
11	01	01	1	12	229.2	0.688	2.066	0.009	1302.	1370.	-120.1	0.15	4.23	0.24	6.70	96.	9.1	276.4	5.5
11	01	01	1	13	190.6	0.647	1.999	0.009	1417.	1254.	-120.0	0.15	4.23	0.24	6.30	95.	9.1	277.0	5.5
11	01	01	1	14	115.4	0.590	1.708	0.009	1459.	1094.	-150.2	0.15	4.23	0.26	5.80	98.	9.1	277.0	5.5

```
 11 01 01   1 15  101.2  0.588  1.649  0.009 1496. 1081.   -169.0  0.15   4.23
0.29    5.80   99.    9.1  276.4    5.5
 11 01 01   1 16   27.7  0.534  1.074  0.009 1507.  940.   -462.4  0.15   4.23
0.38    5.40  103.    9.1  276.4    5.5
 11 01 01   1 17  -42.8  0.469 -9.000 -9.000 -999.  777.    242.4  0.15   4.23
0.67    4.90  106.    9.1  275.9    5.5
 11 01 01   1 18  -32.7  0.340 -9.000 -9.000 -999.  489.    127.2  0.15   4.23
1.00    3.60  100.    9.1  274.9    5.5
 11 01 01   1 19  -24.4  0.252 -9.000 -9.000 -999.  308.     69.8  0.15   4.23
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       12:52:26

                                  PAGE   9
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   *** THE ANNUAL AVERAGE CONCENTRATION    VALUES AVERAGED OVER   5
YEARS FOR SOURCE GROUP: ALL      ***
                                 INCLUDING SOURCE(S):     PAREA1      ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10    IN MICROGRAMS/M**3
                    **

       X-COORD (M)   Y-COORD (M)        CONC                       X-COORD (M)
Y-COORD (M)        CONC
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - -
```

```
         495302.20    3757245.34        0.00243                      496010.61
3756792.74        0.00969
         496746.57    3755954.46        0.02750                      496951.22
3755100.44        0.07447
         496589.14    3754124.41        0.00408                      497015.01
3755061.01        0.07405
         497055.19    3755049.52        0.07232                      497113.32
3755031.58        0.06977
         497147.05    3755016.51        0.06875                      496937.02
3755125.99        0.07275
         497203.53    3754981.09        0.06793                      496910.08
3755157.31        0.07168
         496935.23    3754500.78        0.15480                      496982.89
3754212.15        0.02016
         497156.68    3754370.53        0.04590                      497444.01
3754371.93        0.02649
         497392.15    3754531.71        0.04447                      496987.09
3753999.11        0.00273
         496936.64    3754356.52        0.12135                      497379.53
3754209.35        0.01319
         497784.59    3754074.80        0.00568                      497804.21
3754237.38        0.01075
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        12:52:26

                                   PAGE  10
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                   INCLUDING SOURCE(S):     PAREA1      ,

                                        *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                   ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
        495302.20   3757245.34        0.17080  (12121324)               496010.61
 3756792.74        0.15287  (12121324)
        496746.57   3755954.46        0.22947c (11121524)               496951.22
 3755100.44        0.48200c (11121524)
        496589.14   3754124.41        0.33928  (14121224)               497015.01
 3755061.01        0.48367c (11121524)
```

```
        497055.19   3755049.52       0.47651c (11121524)                497113.32
 3755031.58        0.46550c (11121524)
        497147.05   3755016.51       0.46119c (11121524)                496937.02
 3755125.99        0.47141c (11121524)
        497203.53   3754981.09       0.45879c (11121524)                496910.08
 3755157.31        0.46300c (11121524)
        496935.23   3754500.78       0.85570  (15112624)                496982.89
 3754212.15        0.38944  (14121224)
        497156.68   3754370.53       0.46256  (15112624)                497444.01
 3754371.93        0.35762  (15112624)
        497392.15   3754531.71       0.44606  (15112624)                496987.09
 3753999.11        0.23042  (14121224)
        496936.64   3754356.52       0.80168  (15112624)                497379.53
 3754209.35        0.23824  (12121324)
        497784.59   3754074.80       0.20928  (12121324)                497804.21
 3754237.38        0.20645  (15112624)
```



```
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                   *** THE SUMMARY OF MAXIMUM ANNUAL RESULTS
AVERAGED OVER   5 YEARS ***


                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
                **



                         NETWORK
GROUP ID                       AVERAGE CONC                RECEPTOR  (XR, YR,
ZELEV, ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - -

ALL       1ST HIGHEST VALUE IS       0.15480 AT (  496935.23,  3754500.78,
735.55,   770.00,    0.00)  DC
          2ND HIGHEST VALUE IS       0.12135 AT (  496936.64,  3754356.52,
751.88,   769.00,    0.00)  DC
          3RD HIGHEST VALUE IS       0.07447 AT (  496951.22,  3755100.44,
703.85,   733.00,    0.00)  DC
          4TH HIGHEST VALUE IS       0.07405 AT (  497015.01,  3755061.01,
704.88,   733.00,    0.00)  DC
          5TH HIGHEST VALUE IS       0.07275 AT (  496937.02,  3755125.99,
704.37,   732.00,    0.00)  DC
          6TH HIGHEST VALUE IS       0.07232 AT (  497055.19,  3755049.52,
706.15,   733.00,    0.00)  DC
```

```
          7TH HIGHEST VALUE IS       0.07168 AT (  496910.08,  3755157.31,
706.76,   723.00,    0.00)  DC
          8TH HIGHEST VALUE IS       0.06977 AT (  497113.32,  3755031.58,
707.36,   733.00,    0.00)  DC
          9TH HIGHEST VALUE IS       0.06875 AT (  497147.05,  3755016.51,
708.79,   733.00,    0.00)  DC
         10TH HIGHEST VALUE IS       0.06793 AT (  497203.53,  3754981.09,
714.34,   733.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
🡅 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        12:52:26

                                   PAGE  12
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST 24-HR
RESULTS ***


                                    ** CONC OF PM_10    IN MICROGRAMS/M**3
                **

                                                      DATE
                                            NETWORK
GROUP ID                          AVERAGE CONC     (YYMMDDHH)            RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS       0.85570  ON 15112624: AT (  496935.23,
3754500.78,   735.55,   770.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
🡅 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM10\PM10.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        12:52:26

                                   PAGE  13
```

```
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of         1311 Informational Message(s)

 A Total of        43824 Hours Were Processed

 A Total of           64 Calm Hours Identified

 A Total of         1247 Missing Hours Identified (  2.85 Percent)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


    ***********************************
    *** AERMOD Finishes Successfully ***
    ***********************************

**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Construction\PM25\PM25.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Construction\PM25\PM25.isc
```

```
   MODELOPT DFAULT CONC
   AVERTIME 24 ANNUAL
   URBANOPT 2189641
   POLLUTID PM_2.5
   RUNORNOT RUN
   ERRORFIL PM25.err
CO FINISHED
**
**********************************
** AERMOD Source Pathway
**********************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       1.6723E-07     0.000        28     1.000
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL

** Variable Emissions Type: "By Hour / Seven Days (HRDOW7)"
** Variable Emission Scenario: "Construction"
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
```

```
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
   SRCGROUP ALL
SO FINISHED
**
**********************************
** AERMOD Receptor Pathway
**********************************
**
**
RE STARTING
   INCLUDED PM25.rou
RE FINISHED
**
**********************************
** AERMOD Meteorology Pathway
**********************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**********************************
** AERMOD Output Pathway
**********************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 24 ALL 1ST PM25.AD\24H1GALL.PLT 31
   PLOTFILE ANNUAL ALL PM25.AD\AN00GALL.PLT 32
   SUMMFILE PM25.sum
OU FINISHED
```

```
  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186     103       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187     103       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        17:24:18

                                  PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                        ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
```

```
         2. Model Accounts for ELEVated Terrain Effects.
         3. Use Calms Processing Routine.
         4. Use Missing Data Processing Routine.
         5. No Exponential Decay.
         6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
         ADJ_U*   - Use ADJ_U* option for SBL in AERMET
         TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_2.5

 **Model Calculates  1 Short Term Average(s) of:  24-HR
     and Calculates ANNUAL Averages

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      23
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of ANNUAL Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
```

Coef. =   0.000   ; Rot. Angle =   0.0
                  Emission Units = GRAMS/SEC   ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =   3.5 MB of RAM.

 **Input Runstream File: aermod.inp

 **Output Print File: aermod.out

 **Detailed Error/Message File: PM25.err

 **File for Summary of Results: PM25.sum

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                                *** AREAPOLY SOURCE DATA ***

               NUMBER EMISSION RATE   LOCATION OF AREA BASE   RELEASE NUMBER
  INIT.   URBAN EMISSION RATE
   SOURCE   PART. (GRAMS/SEC   X   Y   ELEV.   HEIGHT OF VERTS.
   SZ   SOURCE SCALAR VARY
     ID   CATS.   /METER**2)   (METERS) (METERS) (METERS) (METERS)
(METERS)   BY
 -
- -

 PAREA1   0   0.16723E-06 493662.9 3755862.7   766.3   0.00   28
   1.00   YES   HRDOW7

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                             *** SOURCE IDs DEFINING SOURCE GROUPS
***

```
 SRCGROUP ID                                                SOURCE IDs
 -----------                                                ----------


  ALL        PAREA1      ,
↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       17:24:18

                                  PAGE   4
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                        *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP                                     SOURCE IDs
  --------   ---------                                     ----------


             2189641.   PAREA1      ,
↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       17:24:18

                                  PAGE   5
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   * SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY
OF WEEK (HRDOW7) *

 SOURCE ID = PAREA1       ; SOURCE TYPE = AREAPOLY :
  HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
HOUR   SCALAR   HOUR   SCALAR   HOUR   SCALAR
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -
                                              DAY OF WEEK = MONDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                              DAY OF WEEK = TUESDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
```

```
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                DAY OF WEEK = WEDNESDY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                DAY OF WEEK = THURSDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                DAY OF WEEK = FRIDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .1000E+01   10  .1000E+01   11  .1000E+01   12  .1000E+01   13  .1000E+01
14  .1000E+01   15  .1000E+01   16  .1000E+01
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                DAY OF WEEK = SATURDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
                                                DAY OF WEEK = SUNDAY
    1  .0000E+00    2  .0000E+00    3  .0000E+00    4  .0000E+00    5  .0000E+00
6  .0000E+00    7  .0000E+00    8  .0000E+00
    9  .0000E+00   10  .0000E+00   11  .0000E+00   12  .0000E+00   13  .0000E+00
14  .0000E+00   15  .0000E+00   16  .0000E+00
   17  .0000E+00   18  .0000E+00   19  .0000E+00   20  .0000E+00   21  .0000E+00
22  .0000E+00   23  .0000E+00   24  .0000E+00
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        17:24:18

                                  PAGE   6
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                     *** DISCRETE CARTESIAN RECEPTORS ***
                                    (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                (METERS)

     ( 495302.2, 3757245.3,     723.6,     745.0,       0.0);         ( 496010.6,
```

```
3756792.7,     721.5,     757.0,       0.0);
     ( 496746.6, 3755954.5,     700.9,     725.0,       0.0);         ( 496951.2,
3755100.4,     703.8,     733.0,       0.0);
     ( 496589.1, 3754124.4,     754.3,     769.0,       0.0);         ( 497015.0,
3755061.0,     704.9,     733.0,       0.0);
     ( 497055.2, 3755049.5,     706.1,     733.0,       0.0);         ( 497113.3,
3755031.6,     707.4,     733.0,       0.0);
     ( 497147.0, 3755016.5,     708.8,     733.0,       0.0);         ( 496937.0,
3755126.0,     704.4,     732.0,       0.0);
     ( 497203.5, 3754981.1,     714.3,     733.0,       0.0);         ( 496910.1,
3755157.3,     706.8,     723.0,       0.0);
     ( 496935.2, 3754500.8,     735.5,     770.0,       0.0);         ( 496982.9,
3754212.1,     746.1,     771.0,       0.0);
     ( 497156.7, 3754370.5,     723.5,     771.0,       0.0);         ( 497444.0,
3754371.9,     732.8,     758.0,       0.0);
     ( 497392.1, 3754531.7,     722.1,     758.0,       0.0);         ( 496987.1,
3753999.1,     748.5,     771.0,       0.0);
     ( 496936.6, 3754356.5,     751.9,     769.0,       0.0);         ( 497379.5,
3754209.3,     727.8,     758.0,       0.0);
     ( 497784.6, 3754074.8,     742.8,     760.0,       0.0);         ( 497804.2,
3754237.4,     726.9,     760.0,       0.0);
     ( 496700.0, 3754312.0,     731.5,     771.0,       0.0);

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       17:24:18

                                  PAGE   7
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          *** METEOROLOGICAL DAYS SELECTED FOR
PROCESSING ***
                                                              (1=YES; 0=NO)

           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***

(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
11	01	01	1	01	-50.0	0.519	-9.000	-9.000	-999.	897.	296.2	0.15	4.23	1.00	5.40	108.	9.1	274.2	5.5
11	01	01	1	02	-54.0	0.559	-9.000	-9.000	-999.	1002.	343.7	0.15	4.23	1.00	5.80	113.	9.1	273.8	5.5
11	01	01	1	03	-50.2	0.519	-9.000	-9.000	-999.	899.	296.1	0.15	4.23	1.00	5.40	112.	9.1	273.1	5.5
11	01	01	1	04	-45.5	0.469	-9.000	-9.000	-999.	773.	241.8	0.15	4.23	1.00	4.90	111.	9.1	272.5	5.5
11	01	01	1	05	-13.5	0.164	-9.000	-9.000	-999.	293.	29.5	0.15	4.23						

```
1.00    1.80   78.    9.1  270.9    5.5
 11 01 01   1 06  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   58.    9.1  270.4    5.5
 11 01 01   1 07  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   54.    9.1  270.4    5.5
 11 01 01   1 08  -12.2  0.206 -9.000 -9.000 -999.  224.     60.4  0.15   4.23
0.55    2.20   60.    9.1  270.9    5.5
 11 01 01   1 09   45.6  0.455  0.587  0.005  150.  738.   -174.7  0.15   4.23
0.34    4.50   96.    9.1  273.8    5.5
 11 01 01   1 10  126.7  0.592  0.981  0.005  252. 1092.   -138.5  0.15   4.23
0.27    5.80  102.    9.1  274.9    5.5
 11 01 01   1 11  195.5  0.684  1.823  0.009 1048. 1355.   -138.3  0.15   4.23
0.25    6.70  100.    9.1  275.9    5.5
 11 01 01   1 12  229.2  0.688  2.066  0.009 1302. 1370.   -120.1  0.15   4.23
0.24    6.70   96.    9.1  276.4    5.5
 11 01 01   1 13  190.6  0.647  1.999  0.009 1417. 1254.   -120.0  0.15   4.23
0.24    6.30   95.    9.1  277.0    5.5
 11 01 01   1 14  115.4  0.590  1.708  0.009 1459. 1094.   -150.2  0.15   4.23
0.26    5.80   98.    9.1  277.0    5.5
 11 01 01   1 15  101.2  0.588  1.649  0.009 1496. 1081.   -169.0  0.15   4.23
0.29    5.80   99.    9.1  276.4    5.5
 11 01 01   1 16   27.7  0.534  1.074  0.009 1507.  940.   -462.4  0.15   4.23
0.38    5.40  103.    9.1  276.4    5.5
 11 01 01   1 17  -42.8  0.469 -9.000 -9.000 -999.  777.    242.4  0.15   4.23
0.67    4.90  106.    9.1  275.9    5.5
 11 01 01   1 18  -32.7  0.340 -9.000 -9.000 -999.  489.    127.2  0.15   4.23
1.00    3.60  100.    9.1  274.9    5.5
 11 01 01   1 19  -24.4  0.252 -9.000 -9.000 -999.  308.     69.8  0.15   4.23
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Construction\PM25\PM25.isc           ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
```

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE ANNUAL AVERAGE CONCENTRATION VALUES AVERAGED OVER 5 YEARS FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_2.5 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
495302.20	3757245.34	0.00081	496010.61	3756792.74	0.00322
496746.57	3755954.46	0.00913	496951.22	3755100.44	0.02473
496589.14	3754124.41	0.00135	497015.01	3755061.01	0.02459
497055.19	3755049.52	0.02402	497113.32	3755031.58	0.02317
497147.05	3755016.51	0.02283	496937.02	3755125.99	0.02416
497203.53	3754981.09	0.02256	496910.08	3755157.31	0.02380
496935.23	3754500.78	0.05141	496982.89	3754212.15	0.00670
497156.68	3754370.53	0.01524	497444.01	3754371.93	0.00880
497392.15	3754531.71	0.01477	496987.09	3753999.11	0.00091
496936.64	3754356.52	0.04030	497379.53	3754209.35	0.00438
497784.59	3754074.80	0.00189	497804.21	3754237.38	0.00357
496699.97	3754312.01	0.16629			

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 24-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_2.5 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
495302.20	3757245.34	0.05672	(12121324)	496010.61	3756792.74	0.05077	(12121324)
496746.57	3755954.46	0.07621c	(11121524)	496951.22	3755100.44	0.16008c	(11121524)
496589.14	3754124.41	0.11268	(14121224)	497015.01	3755061.01	0.16064c	(11121524)
497055.19	3755049.52	0.15826c	(11121524)	497113.32	3755031.58	0.15460c	(11121524)
497147.05	3755016.51	0.15317c	(11121524)	496937.02	3755125.99	0.15656c	(11121524)
497203.53	3754981.09	0.15237c	(11121524)	496910.08	3755157.31	0.15377c	(11121524)
496935.23	3754500.78	0.28419	(15112624)	496982.89	3754212.15	0.12934	(14121224)
497156.68	3754370.53	0.15362	(15112624)	497444.01	3754371.93	0.11877	(15112624)
497392.15	3754531.71	0.14814	(15112624)	496987.09	3753999.11	0.07652	(14121224)
496936.64	3754356.52	0.26625	(15112624)	497379.53	3754209.35	0.07912	(12121324)
497784.59	3754074.80	0.06950	(12121324)	497804.21	3754237.38	0.06856	(15112624)
496699.97	3754312.01	0.77014	(12121324)				

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF MAXIMUM ANNUAL RESULTS AVERAGED OVER 5 YEARS ***

GROUP ID	NETWORK AVERAGE CONC	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	GRID-ID
ALL	1ST HIGHEST VALUE IS	0.16629 AT (496699.97, 3754312.01, 731.55, 771.00, 0.00)	DC	
	2ND HIGHEST VALUE IS	0.05141 AT (496935.23, 3754500.78, 735.55, 770.00, 0.00)	DC	
	3RD HIGHEST VALUE IS	0.04030 AT (496936.64, 3754356.52, 751.88, 769.00, 0.00)	DC	
	4TH HIGHEST VALUE IS	0.02473 AT (496951.22, 3755100.44, 703.85, 733.00, 0.00)	DC	
	5TH HIGHEST VALUE IS	0.02459 AT (497015.01, 3755061.01, 704.88, 733.00, 0.00)	DC	
	6TH HIGHEST VALUE IS	0.02416 AT (496937.02, 3755125.99, 704.37, 732.00, 0.00)	DC	
	7TH HIGHEST VALUE IS	0.02402 AT (497055.19, 3755049.52, 706.15, 733.00, 0.00)	DC	
	8TH HIGHEST VALUE IS	0.02380 AT (496910.08, 3755157.31, 706.76, 723.00, 0.00)	DC	
	9TH HIGHEST VALUE IS	0.02317 AT (497113.32, 3755031.58, 707.36, 733.00, 0.00)	DC	
	10TH HIGHEST VALUE IS	0.02283 AT (497147.05, 3755016.51, 708.79, 733.00, 0.00)	DC	

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE SUMMARY OF HIGHEST 24-HR RESULTS ***

** CONC OF PM_2.5 IN MICROGRAMS/M**3

ALL   HIGH   1ST HIGH VALUE IS   0.77014 ON 12121324: AT (496699.97,
3754312.01,   731.55,   771.00,   0.00) DC

 *** RECEPTOR TYPES: GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of   0 Fatal Error Message(s)
 A Total of   2 Warning Message(s)
 A Total of   1311 Informational Message(s)

 A Total of   43824 Hours Were Processed

 A Total of   64 Calm Hours Identified

 A Total of   1247 Missing Hours Identified (2.85 Percent)

    ******** FATAL ERROR MESSAGES ********
               *** NONE ***

    ********   WARNING MESSAGES   ********
 ME W186   103   MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187   103   MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

```
**********************************
*** AERMOD Finishes Successfully ***
**********************************
```

```
**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Operations\CO\CO.ADI
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Operations\CO\CO.isc
   MODELOPT DFAULT CONC
   AVERTIME 1 8
   URBANOPT 2189641
   POLLUTID CO
   RUNORNOT RUN
   ERRORFIL CO.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       1.409E-07     5.000        28     1.400
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
```

```
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**************************************
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED CO.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
   RECTABLE 8 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST CO.AD\01H1GALL.PLT 31
   PLOTFILE 8 ALL 1ST CO.AD\08H1GALL.PLT 32
   SUMMFILE CO.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------
```

```
 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 *********************************
 *** SETUP Finishes Successfully ***
 *********************************

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        21:01:12

                                   PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                             ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
        2. Model Accounts for ELEVated Terrain Effects.
        3. Use Calms Processing Routine.
        4. Use Missing Data Processing Routine.
        5. No Exponential Decay.
```

```
         6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
         ADJ_U*   - Use ADJ_U* option for SBL in AERMET
         TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  CO

 **Model Calculates  2 Short Term Average(s) of:   1-HR   8-HR

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      23
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                                 ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.5 MB of RAM.
```

```
 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   CO.err

 **File for Summary of Results:   CO.sum

↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        21:01:12

                                   PAGE   2
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                                *** AREAPOLY SOURCE DATA ***

               NUMBER EMISSION RATE   LOCATION OF AREA  BASE     RELEASE  NUMBER
  INIT.   URBAN  EMISSION RATE
   SOURCE       PART.  (GRAMS/SEC       X        Y      ELEV.    HEIGHT  OF VERTS.
   SZ     SOURCE  SCALAR VARY
     ID         CATS.   /METER**2)   (METERS) (METERS) (METERS) (METERS)
(METERS)             BY
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - -

 PAREA1           0   0.14090E-06  493662.9 3755862.7   766.3     5.00      28
   1.40     YES
↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        21:01:12

                                   PAGE   3
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*


                                             *** SOURCE IDs DEFINING SOURCE GROUPS
***

 SRCGROUP ID                                          SOURCE IDs
 -----------                                          ----------


  ALL        PAREA1      ,
↟ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
```

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** SOURCE IDs DEFINED AS URBAN SOURCES ***

URBAN ID	URBAN POP	SOURCE IDs

2189641. PAREA1 ,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

(495302.2, 3757245.3, 723.6, 745.0, 0.0); (496010.6, 3756792.7, 721.5, 757.0, 0.0);
(496746.6, 3755954.5, 700.9, 725.0, 0.0); (496951.2, 3755100.4, 703.8, 733.0, 0.0);
(496589.1, 3754124.4, 754.3, 769.0, 0.0); (497015.0, 3755061.0, 704.9, 733.0, 0.0);
(497055.2, 3755049.5, 706.1, 733.0, 0.0); (497113.3, 3755031.6, 707.4, 733.0, 0.0);
(497147.0, 3755016.5, 708.8, 733.0, 0.0); (496937.0, 3755126.0, 704.4, 732.0, 0.0);
(497203.5, 3754981.1, 714.3, 733.0, 0.0); (496910.1, 3755157.3, 706.8, 723.0, 0.0);
(496935.2, 3754500.8, 735.5, 770.0, 0.0); (496982.9, 3754212.1, 746.1, 771.0, 0.0);
(497156.7, 3754370.5, 723.5, 771.0, 0.0); (497444.0, 3754371.9, 732.8, 758.0, 0.0);
(497392.1, 3754531.7, 722.1, 758.0, 0.0); (496987.1, 3753999.1, 748.5, 771.0, 0.0);
(496936.6, 3754356.5, 751.9, 769.0, 0.0); (497379.5, 3754209.3, 727.8, 758.0, 0.0);
(497784.6, 3754074.8, 742.8, 760.0, 0.0); (497804.2, 3754237.4, 726.9, 760.0, 0.0);

(496700.0, 3754312.0, 731.5, 771.0, 0.0);

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***
(1=YES; 0=NO)

```
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
          1 1 1 1 1 1 1 1 1 1   1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***
(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL

DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
11	01	01	1	01	-50.0	0.519	-9.000	-9.000	-999.	897.	296.2	0.15	4.23	1.00	5.40	108.	9.1	274.2	5.5
11	01	01	1	02	-54.0	0.559	-9.000	-9.000	-999.	1002.	343.7	0.15	4.23	1.00	5.80	113.	9.1	273.8	5.5
11	01	01	1	03	-50.2	0.519	-9.000	-9.000	-999.	899.	296.1	0.15	4.23	1.00	5.40	112.	9.1	273.1	5.5
11	01	01	1	04	-45.5	0.469	-9.000	-9.000	-999.	773.	241.8	0.15	4.23	1.00	4.90	111.	9.1	272.5	5.5
11	01	01	1	05	-13.5	0.164	-9.000	-9.000	-999.	293.	29.5	0.15	4.23	1.00	1.80	78.	9.1	270.9	5.5
11	01	01	1	06	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	58.	9.1	270.4	5.5
11	01	01	1	07	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	54.	9.1	270.4	5.5
11	01	01	1	08	-12.2	0.206	-9.000	-9.000	-999.	224.	60.4	0.15	4.23	0.55	2.20	60.	9.1	270.9	5.5
11	01	01	1	09	45.6	0.455	0.587	0.005	150.	738.	-174.7	0.15	4.23	0.34	4.50	96.	9.1	273.8	5.5
11	01	01	1	10	126.7	0.592	0.981	0.005	252.	1092.	-138.5	0.15	4.23	0.27	5.80	102.	9.1	274.9	5.5
11	01	01	1	11	195.5	0.684	1.823	0.009	1048.	1355.	-138.3	0.15	4.23	0.25	6.70	100.	9.1	275.9	5.5
11	01	01	1	12	229.2	0.688	2.066	0.009	1302.	1370.	-120.1	0.15	4.23	0.24	6.70	96.	9.1	276.4	5.5
11	01	01	1	13	190.6	0.647	1.999	0.009	1417.	1254.	-120.0	0.15	4.23	0.24	6.30	95.	9.1	277.0	5.5
11	01	01	1	14	115.4	0.590	1.708	0.009	1459.	1094.	-150.2	0.15	4.23	0.26	5.80	98.	9.1	277.0	5.5
11	01	01	1	15	101.2	0.588	1.649	0.009	1496.	1081.	-169.0	0.15	4.23	0.29	5.80	99.	9.1	276.4	5.5

```
 11 01 01   1 16   27.7  0.534  1.074  0.009 1507.  940.   -462.4  0.15   4.23
0.38    5.40  103.    9.1  276.4    5.5
 11 01 01   1 17  -42.8  0.469 -9.000 -9.000 -999.  777.    242.4  0.15   4.23
0.67    4.90  106.    9.1  275.9    5.5
 11 01 01   1 18  -32.7  0.340 -9.000 -9.000 -999.  489.    127.2  0.15   4.23
1.00    3.60  100.    9.1  274.9    5.5
 11 01 01   1 19  -24.4  0.252 -9.000 -9.000 -999.  308.     69.8  0.15   4.23
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        21:01:12

                                  PAGE   8
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                               *** THE   1ST HIGHEST  1-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                  INCLUDING SOURCE(S):     PAREA1      ,

                                           *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                        ** CONC OF CO       IN MICROGRAMS/M**3
                  **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - -
        495302.20   3757245.34        1.63537  (14120908)               496010.61
 3756792.74        1.52560  (14103007)
```

```
        496746.57   3755954.46        1.86321  (12071406)                496951.22
 3755100.44        3.13859  (12071406)
        496589.14   3754124.41        5.14755  (15100923)                497015.01
 3755061.01        3.13391  (12122908)
        497055.19   3755049.52        3.10866  (12122908)                497113.32
 3755031.58        3.07124  (12122908)
        497147.05   3755016.51        3.06589  (12122908)                496937.02
 3755125.99        3.11341  (12071406)
        497203.53   3754981.09        3.09852  (12122908)                496910.08
 3755157.31        3.11282  (12071406)
        496935.23   3754500.78        8.34843  (12101507)                496982.89
 3754212.15        7.83206  (11100907)
        497156.68   3754370.53        6.36082  (12101507)                497444.01
 3754371.93        4.97366  (12101507)
        497392.15   3754531.71        4.26671  (12101507)                496987.09
 3753999.11        5.04456  (15121608)
        496936.64   3754356.52        9.02257  (11100907)                497379.53
 3754209.35        5.31926  (11100907)
        497784.59   3754074.80        4.17458  (12101507)                497804.21
 3754237.38        3.89395  (12101507)
        496699.97   3754312.01        9.99056  (11100907)

🡅 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                 ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        21:01:12

                                  PAGE   9
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                              *** THE   1ST HIGHEST  8-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP:  ALL      ***
                                 INCLUDING SOURCE(S):     PAREA1      ,

                                            *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                     ** CONC OF CO       IN MICROGRAMS/M**3
                    **

      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
        495302.20   3757245.34        0.36322b (12012608)                496010.61
 3756792.74        0.59686  (11122024)
        496746.57   3755954.46        1.01968c (11031008)                496951.22
 3755100.44        2.06487  (14121024)
        496589.14   3754124.41        2.27364  (14010708)                497015.01
 3755061.01        2.07162  (14121024)
```

```
        497055.19   3755049.52        2.05173  (14121024)                497113.32
 3755031.58        2.02083  (14121024)
        497147.05   3755016.51        2.01334  (14121024)                496937.02
 3755125.99        2.03288  (14121024)
        497203.53   3754981.09        2.03050  (14121024)                496910.08
 3755157.31        2.01381  (14121024)
        496935.23   3754500.78        3.69617  (15102508)                496982.89
 3754212.15        2.98824  (15101008)
        497156.68   3754370.53        2.35427  (13123108)                497444.01
 3754371.93        1.95979  (15103008)
        497392.15   3754531.71        2.15450  (15102508)                496987.09
 3753999.11        1.91481  (15101008)
        496936.64   3754356.52        3.83108  (15101008)                497379.53
 3754209.35        1.81659  (15101008)
        497784.59   3754074.80        1.36987  (15103008)                497804.21
 3754237.38        1.47376  (15103008)
        496699.97   3754312.01        4.52516  (13120108)

🡅 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                 ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        21:01:12

                                  PAGE  10
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                                *** THE SUMMARY OF HIGHEST  1-HR
RESULTS ***


                                   ** CONC OF CO       IN MICROGRAMS/M**3
                **

                                                        DATE
                                            NETWORK
GROUP ID                          AVERAGE CONC     (YYMMDDHH)             RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS       9.99056  ON 11100907: AT (  496699.97,
3754312.01,   731.55,   771.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
🡅 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\CO\CO.isc                 ***        12/06/21
```

*** THE SUMMARY OF HIGHEST 8-HR RESULTS ***

** CONC OF CO   IN MICROGRAMS/M**3 **

GROUP ID	AVERAGE	NETWORK CONC OF TYPE	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	GRID-ID
ALL	HIGH 1ST HIGH VALUE IS	4.52516	ON 13120108:	AT (496699.97, 3754312.01, 731.55, 771.00, 0.00)	DC

*** RECEPTOR TYPES: GC = GRIDCART
                     GP = GRIDPOLR
                     DC = DISCCART
                     DP = DISCPOLR

*** Message Summary : AERMOD Model Execution ***

 --------- Summary of Total Messages --------

A Total of   0 Fatal Error Message(s)
A Total of   2 Warning Message(s)
A Total of   1311 Informational Message(s)

A Total of   43824 Hours Were Processed

A Total of   64 Calm Hours Identified

A Total of   1247 Missing Hours Identified (2.85 Percent)

```
    ******** FATAL ERROR MESSAGES ********
                ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


    ***********************************
    *** AERMOD Finishes Successfully ***
    ***********************************
**
***************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Operations\PM25\PM25.ADI
**
***************************************
**
**
***************************************
** AERMOD Control Pathway
***************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Operations\PM25\PM25.isc
   MODELOPT DFAULT CONC
   AVERTIME 24 ANNUAL
   URBANOPT 2189641
   POLLUTID PM_2.5
   RUNORNOT RUN
   ERRORFIL PM25.err
CO FINISHED
**
***************************************
** AERMOD Source Pathway
***************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
```

```
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       1.2148E-08     0.000        28     1.000
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**********************************
** AERMOD Receptor Pathway
**********************************
**
**
RE STARTING
   INCLUDED PM25.rou
RE FINISHED
**
**********************************
** AERMOD Meteorology Pathway
**********************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**********************************
** AERMOD Output Pathway
**********************************
**
**
OU STARTING
```

```
   RECTABLE ALLAVE 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 24 ALL 1ST PM25.AD\24H1GALL.PLT 31
   PLOTFILE ANNUAL ALL PM25.AD\AN00GALL.PLT 32
   SUMMFILE PM25.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
              ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 ***********************************
 *** SETUP Finishes Successfully ***
 ***********************************

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM25\PM25.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        20:37:18

                                    PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                              ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
```

```
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
        2. Model Accounts for ELEVated Terrain Effects.
        3. Use Calms Processing Routine.
        4. Use Missing Data Processing Routine.
        5. No Exponential Decay.
        6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
        ADJ_U*   - Use ADJ_U* option for SBL in AERMET
        TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_2.5

 **Model Calculates  1 Short Term Average(s) of:  24-HR
     and Calculates ANNUAL Averages

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      22
Receptor(s)

               with:      0 POINT(s), including
                          0 POINTCAP(s) and      0 POINTHOR(s)
                and:      0 VOLUME source(s)
                and:      1 AREA type source(s)
                and:      0 LINE source(s)
                and:      0 RLINE/RLINEXT source(s)
                and:      0 OPENPIT source(s)
                and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
         Model Outputs Tables of ANNUAL Averages by Receptor
         Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
         Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
         Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
```

Keyword)

 **NOTE: The Following Flags May Appear Following CONC Values: c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs: Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ; Decay
Coef. =   0.000   ; Rot. Angle =   0.0
                 Emission Units = GRAMS/SEC   ;
Emission Rate Unit Factor =   0.10000E+07
                 Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =   3.5 MB of RAM.

 **Input Runstream File: aermod.inp

 **Output Print File: aermod.out

 **Detailed Error/Message File: PM25.err

 **File for Summary of Results: PM25.sum

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                                *** AREAPOLY SOURCE DATA ***

              NUMBER EMISSION RATE   LOCATION OF AREA BASE   RELEASE NUMBER
  INIT.   URBAN EMISSION RATE
   SOURCE   PART. (GRAMS/SEC   X   Y   ELEV.   HEIGHT OF VERTS.
   SZ   SOURCE SCALAR VARY
     ID   CATS.   /METER**2)   (METERS) (METERS) (METERS) (METERS)
(METERS)   BY
 -
- -

 PAREA1   0   0.12148E-07 493662.9 3755862.7   766.3   0.00   28
   1.00   YES

                                          *** SOURCE IDs DEFINING SOURCE GROUPS
***

 SRCGROUP ID   SOURCE IDs
 -----------   ----------

  ALL   PAREA1   ,

                                          *** SOURCE IDs DEFINED AS URBAN SOURCES
***

  URBAN ID   URBAN POP   SOURCE IDs
  --------   ---------   ----------

              2189641.   PAREA1   ,

                                            *** DISCRETE CARTESIAN RECEPTORS ***
                                          (X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
                                                       (METERS)

     (495302.2, 3757245.3,   723.6,   745.0,   0.0);   (496010.6,
3756792.7,   721.5,   757.0,   0.0);
     (496746.6, 3755954.5,   700.9,   725.0,   0.0);   (496951.2,
3755100.4,   703.8,   733.0,   0.0);
     (496589.1, 3754124.4,   754.3,   769.0,   0.0);   (497015.0,
3755061.0,   704.9,   733.0,   0.0);
     (497055.2, 3755049.5,   706.1,   733.0,   0.0);   (497113.3,

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                          *** METEOROLOGICAL DAYS SELECTED FOR
PROCESSING ***
                                                                (1=YES; 0=NO)

           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1

               NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON
WHAT IS INCLUDED IN THE DATA FILE.

                                      *** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED
CATEGORIES ***

(METERS/SEC)

1.54, 3.09, 5.14, 8.23,
10.80,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL
DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

```
 YR MO DY JDY HR     H0     U*     W*  DT/DZ ZICNV ZIMCH  M-O LEN    Z0  BOWEN
ALBEDO  REF WS   WD     HT  REF TA     HT
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 11 01 01   1 01  -50.0  0.519 -9.000 -9.000 -999.  897.    296.2  0.15   4.23
1.00    5.40  108.    9.1  274.2    5.5
 11 01 01   1 02  -54.0  0.559 -9.000 -9.000 -999. 1002.    343.7  0.15   4.23
1.00    5.80  113.    9.1  273.8    5.5
 11 01 01   1 03  -50.2  0.519 -9.000 -9.000 -999.  899.    296.1  0.15   4.23
1.00    5.40  112.    9.1  273.1    5.5
 11 01 01   1 04  -45.5  0.469 -9.000 -9.000 -999.  773.    241.8  0.15   4.23
1.00    4.90  111.    9.1  272.5    5.5
 11 01 01   1 05  -13.5  0.164 -9.000 -9.000 -999.  293.     29.5  0.15   4.23
1.00    1.80   78.    9.1  270.9    5.5
 11 01 01   1 06  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   58.    9.1  270.4    5.5
 11 01 01   1 07  -19.9  0.203 -9.000 -9.000 -999.  220.     45.4  0.15   4.23
1.00    2.20   54.    9.1  270.4    5.5
 11 01 01   1 08  -12.2  0.206 -9.000 -9.000 -999.  224.     60.4  0.15   4.23
0.55    2.20   60.    9.1  270.9    5.5
 11 01 01   1 09   45.6  0.455  0.587  0.005  150.  738.   -174.7  0.15   4.23
```

```
0.34    4.50   96.    9.1  273.8    5.5
 11 01 01   1 10  126.7  0.592  0.981  0.005  252. 1092.   -138.5  0.15   4.23
0.27    5.80  102.    9.1  274.9    5.5
 11 01 01   1 11  195.5  0.684  1.823  0.009 1048. 1355.   -138.3  0.15   4.23
0.25    6.70  100.    9.1  275.9    5.5
 11 01 01   1 12  229.2  0.688  2.066  0.009 1302. 1370.   -120.1  0.15   4.23
0.24    6.70   96.    9.1  276.4    5.5
 11 01 01   1 13  190.6  0.647  1.999  0.009 1417. 1254.   -120.0  0.15   4.23
0.24    6.30   95.    9.1  277.0    5.5
 11 01 01   1 14  115.4  0.590  1.708  0.009 1459. 1094.   -150.2  0.15   4.23
0.26    5.80   98.    9.1  277.0    5.5
 11 01 01   1 15  101.2  0.588  1.649  0.009 1496. 1081.   -169.0  0.15   4.23
0.29    5.80   99.    9.1  276.4    5.5
 11 01 01   1 16   27.7  0.534  1.074  0.009 1507.  940.   -462.4  0.15   4.23
0.38    5.40  103.    9.1  276.4    5.5
 11 01 01   1 17  -42.8  0.469 -9.000 -9.000 -999.  777.    242.4  0.15   4.23
0.67    4.90  106.    9.1  275.9    5.5
 11 01 01   1 18  -32.7  0.340 -9.000 -9.000 -999.  489.    127.2  0.15   4.23
1.00    3.60  100.    9.1  274.9    5.5
 11 01 01   1 19  -24.4  0.252 -9.000 -9.000 -999.  308.     69.8  0.15   4.23
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM25\PM25.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        20:37:18

                                    PAGE   8
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   *** THE ANNUAL AVERAGE CONCENTRATION    VALUES AVERAGED OVER   5
YEARS FOR SOURCE GROUP: ALL      ***
                                    INCLUDING SOURCE(S):     PAREA1      ,
```

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_2.5 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
495302.20	3757245.34	0.00076	496010.61	3756792.74	0.00484
496746.57	3755954.46	0.01863	496951.22	3755100.44	0.04650
496589.14	3754124.41	0.00967	497015.01	3755061.01	0.04658
497055.19	3755049.52	0.04593	497113.32	3755031.58	0.04501
497147.05	3755016.51	0.04474	496937.02	3755125.99	0.04558
497203.53	3754981.09	0.04495	496910.08	3755157.31	0.04489
496935.23	3754500.78	0.07662	496982.89	3754212.15	0.02132
497156.68	3754370.53	0.03620	497444.01	3754371.93	0.02753
497392.15	3754531.71	0.03733	496987.09	3753999.11	0.00650
496936.64	3754356.52	0.06352	497379.53	3754209.35	0.01716
497784.59	3754074.80	0.01150	497804.21	3754237.38	0.01592

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** THE 1ST HIGHEST 24-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_2.5 IN MICROGRAMS/M**3 **

```
      X-COORD (M)  Y-COORD (M)        CONC     (YYMMDDHH)              X-COORD (M)
Y-COORD (M)        CONC     (YYMMDDHH)
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
        495302.20   3757245.34        0.01761  (13011224)               496010.61
 3756792.74        0.02737  (13011224)
        496746.57   3755954.46        0.04912  (13011224)               496951.22
 3755100.44        0.11514  (15102524)
        496589.14   3754124.41        0.09782  (13120124)               497015.01
 3755061.01        0.11638  (15102524)
        497055.19   3755049.52        0.11497  (15102524)               497113.32
 3755031.58        0.11303  (15102524)
        497147.05   3755016.51        0.11287  (15102524)               496937.02
 3755125.99        0.11202  (15102524)
        497203.53   3754981.09        0.11515  (15102524)               496910.08
 3755157.31        0.10940  (15102524)
        496935.23   3754500.78        0.21613  (15102524)               496982.89
 3754212.15        0.15544  (13120124)
        497156.68   3754370.53        0.14016  (15122924)               497444.01
 3754371.93        0.11266  (15111724)
        497392.15   3754531.71        0.13360  (15102524)               496987.09
 3753999.11        0.09020  (13120124)
        496936.64   3754356.52        0.21492  (13120124)               497379.53
 3754209.35        0.09757  (15122924)
        497784.59   3754074.80        0.06756  (15122924)               497804.21
 3754237.38        0.08251  (15111724)
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM25\PM25.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***        20:37:18

                                   PAGE  10
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                   *** THE SUMMARY OF MAXIMUM ANNUAL RESULTS
AVERAGED OVER   5 YEARS ***


                                    ** CONC OF PM_2.5   IN MICROGRAMS/M**3
               **


                         NETWORK
GROUP ID                       AVERAGE CONC                RECEPTOR  (XR, YR,
ZELEV, ZHILL, ZFLAG)  OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - -

ALL       1ST HIGHEST VALUE IS       0.07662 AT (  496935.23,  3754500.78,
```

735.55,   770.00,   0.00) DC
          2ND HIGHEST VALUE IS   0.06352 AT (496936.64, 3754356.52,
751.88,   769.00,   0.00) DC
          3RD HIGHEST VALUE IS   0.04658 AT (497015.01, 3755061.01,
704.88,   733.00,   0.00) DC
          4TH HIGHEST VALUE IS   0.04650 AT (496951.22, 3755100.44,
703.85,   733.00,   0.00) DC
          5TH HIGHEST VALUE IS   0.04593 AT (497055.19, 3755049.52,
706.15,   733.00,   0.00) DC
          6TH HIGHEST VALUE IS   0.04558 AT (496937.02, 3755125.99,
704.37,   732.00,   0.00) DC
          7TH HIGHEST VALUE IS   0.04501 AT (497113.32, 3755031.58,
707.36,   733.00,   0.00) DC
          8TH HIGHEST VALUE IS   0.04495 AT (497203.53, 3754981.09,
714.34,   733.00,   0.00) DC
          9TH HIGHEST VALUE IS   0.04489 AT (496910.08, 3755157.31,
706.76,   723.00,   0.00) DC
         10TH HIGHEST VALUE IS   0.04474 AT (497147.05, 3755016.51,
708.79,   733.00,   0.00) DC

 *** RECEPTOR TYPES: GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                                                *** THE SUMMARY OF HIGHEST 24-HR
RESULTS ***

                                   ** CONC OF PM_2.5   IN MICROGRAMS/M**3
              **

                                                      DATE
                                        NETWORK
GROUP ID   AVERAGE CONC   (YYMMDDHH)   RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)   OF TYPE GRID-ID
- -
- -

ALL   HIGH   1ST HIGH VALUE IS   0.21613 ON 15102524: AT (496935.23,
3754500.78,   735.55,   770.00,   0.00) DC

```
 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM25\PM25.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        20:37:18

                                   PAGE  12
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of         1311 Informational Message(s)

 A Total of        43824 Hours Were Processed

 A Total of           64 Calm Hours Identified

 A Total of         1247 Missing Hours Identified (  2.85 Percent)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


    ***********************************
    *** AERMOD Finishes Successfully ***
    ***********************************

**
**************************************
**
** AERMOD Input Produced by:
** AERMOD View Ver. 10.2.0
** Lakes Environmental Software Inc.
** Date: 12/6/2021
** File: C:\Lakes\AERMOD View\12397 LSTs\Operations\PM10\PM10.ADI
```

```
**
**************************************
**
**
**************************************
** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\12397 LSTs\Operations\PM10\PM10.isc
   MODELOPT DFAULT CONC
   AVERTIME 24 ANNUAL
   URBANOPT 2189641
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL PM10.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   493662.921  3755862.709      766.350
** DESCRSRC Construction Area
** Source Parameters **
   SRCPARAM PAREA1       3.2531E-08     0.000        28     1.000
   AREAVERT PAREA1       493662.921 3755862.709 493651.442 3756073.165
   AREAVERT PAREA1       493861.898 3756115.256 494114.446 3756168.827
   AREAVERT PAREA1       494248.372 3756199.438 494389.952 3756203.265
   AREAVERT PAREA1       494516.226 3756161.174 494650.152 3756065.512
   AREAVERT PAREA1       494925.659 3755878.014 495235.603 3755679.038
   AREAVERT PAREA1       495266.215 3755682.864 495511.110 3755556.590
   AREAVERT PAREA1       495702.433 3755437.970 495710.086 3755480.061
   AREAVERT PAREA1       496666.705 3754879.304 496823.591 3754749.204
   AREAVERT PAREA1       496842.723 3754710.939 496838.897 3754270.894
   AREAVERT PAREA1       496452.423 3754259.415 496448.596 3754324.465
   AREAVERT PAREA1       496050.643 3754316.812 496054.469 3754645.889
   AREAVERT PAREA1       495277.694 3754630.583 495270.042 3755036.190
   AREAVERT PAREA1       494879.741 3755036.190 494868.261 3755441.796
   AREAVERT PAREA1       494072.354 3755460.929 494064.701 3755862.709
   URBANSRC ALL
   SRCGROUP ALL
SO FINISHED
**
**************************************
```

```
** AERMOD Receptor Pathway
**************************************
**
**
RE STARTING
   INCLUDED PM10.rou
RE FINISHED
**
**************************************
** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE BNAP_V9_ADJU\BNAP_v9.SFC
   PROFFILE BNAP_V9_ADJU\BNAP_v9.PFL
   SURFDATA 3171 2011
   UAIRDATA 3190 2011
   SITEDATA 99999 2011
   PROFBASE 660.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 24 1ST
** Auto-Generated Plotfiles
   PLOTFILE 24 ALL 1ST PM10.AD\24H1GALL.PLT 31
   PLOTFILE ANNUAL ALL PM10.AD\AN00GALL.PLT 32
   SUMMFILE PM10.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
               ***  NONE  ***
```

```
   ********   WARNING MESSAGES   ********
 ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
      0.50
 ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


 **********************************
 *** SETUP Finishes Successfully ***
 **********************************

 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM10\PM10.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                         ***        20:31:10

                                    PAGE   1
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                          ***     MODEL SETUP OPTIONS SUMMARY
  ***
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - -

 **Model Is Setup For Calculation of Average CONCentration Values.

   --  DEPOSITION LOGIC  --
 **NO GAS DEPOSITION Data Provided.
 **NO PARTICLE DEPOSITION Data Provided.
 **Model Uses NO DRY DEPLETION.  DRYDPLT  =  F
 **Model Uses NO WET DEPLETION.  WETDPLT  =  F

 **Model Uses URBAN Dispersion Algorithm for the SBL for     1 Source(s),
   for Total of    1 Urban Area(s):
   Urban Population =   2189641.0 ;  Urban Roughness Length =  1.000 m

 **Model Uses Regulatory DEFAULT Options:
        1. Stack-tip Downwash.
        2. Model Accounts for ELEVated Terrain Effects.
        3. Use Calms Processing Routine.
        4. Use Missing Data Processing Routine.
        5. No Exponential Decay.
        6. Urban Roughness Length of 1.0 Meter Assumed.

 **Other Options Specified:
        ADJ_U*   - Use ADJ_U* option for SBL in AERMET
        TEMP_Sub - Meteorological data includes TEMP substitutions

 **Model Assumes No FLAGPOLE Receptor Heights.

 **The User Specified a Pollutant Type of:  PM_10
```

```
 **Model Calculates  1 Short Term Average(s) of:  24-HR
     and Calculates ANNUAL Averages

 **This Run Includes:      1 Source(s);       1 Source Group(s); and      23
Receptor(s)

                with:      0 POINT(s), including
                           0 POINTCAP(s) and      0 POINTHOR(s)
                 and:      0 VOLUME source(s)
                 and:      1 AREA type source(s)
                 and:      0 LINE source(s)
                 and:      0 RLINE/RLINEXT source(s)
                 and:      0 OPENPIT source(s)
                 and:      0 BUOYANT LINE source(s) with a total of     0 line(s)


 **Model Set To Continue RUNning After the Setup Testing.

 **The AERMET Input Meteorological Data Version Date:  16216

 **Output Options Selected:
          Model Outputs Tables of ANNUAL Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor (RECTABLE
Keyword)
          Model Outputs External File(s) of High Values for Plotting (PLOTFILE
Keyword)
          Model Outputs Separate Summary File of High Ranked Values (SUMMFILE
Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for Calm Hours
                                                                 m for Missing
Hours
                                                                 b for Both Calm
and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   660.00 ;  Decay
Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC                                ;
Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.5 MB of RAM.

 **Input Runstream File:          aermod.inp

 **Output Print File:             aermod.out


 **Detailed Error/Message File:   PM10.err
```

*** AREAPOLY SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC /METER**2)	LOCATION OF AREA X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	NUMBER OF VERTS.	INIT. SZ SOURCE SCALAR VARY BY	URBAN
PAREA1	0	0.32531E-07	493662.9	3755862.7	766.3	0.00	28	1.00	YES

*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
ALL	PAREA1 ,

*** SOURCE IDs DEFINED AS URBAN SOURCES ***

URBAN ID	URBAN POP	SOURCE IDs
2189641.	PAREA1	,

*** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

(495302.2, 3757245.3, 723.6, 745.0, 0.0); (496010.6, 3756792.7, 721.5, 757.0, 0.0);
(496746.6, 3755954.5, 700.9, 725.0, 0.0); (496951.2, 3755100.4, 703.8, 733.0, 0.0);
(496589.1, 3754124.4, 754.3, 769.0, 0.0); (497015.0, 3755061.0, 704.9, 733.0, 0.0);
(497055.2, 3755049.5, 706.1, 733.0, 0.0); (497113.3, 3755031.6, 707.4, 733.0, 0.0);
(497147.0, 3755016.5, 708.8, 733.0, 0.0); (496937.0, 3755126.0, 704.4, 732.0, 0.0);
(497203.5, 3754981.1, 714.3, 733.0, 0.0); (496910.1, 3755157.3, 706.8, 723.0, 0.0);
(496935.2, 3754500.8, 735.5, 770.0, 0.0); (496982.9, 3754212.1, 746.1, 771.0, 0.0);
(497156.7, 3754370.5, 723.5, 771.0, 0.0); (497444.0, 3754371.9, 732.8, 758.0, 0.0);
(497392.1, 3754531.7, 722.1, 758.0, 0.0); (496987.1, 3753999.1, 748.5, 771.0, 0.0);
(496936.6, 3754356.5, 751.9, 769.0, 0.0); (497379.5, 3754209.3, 727.8, 758.0, 0.0);
(497784.6, 3754074.8, 742.8, 760.0, 0.0); (497804.2, 3754237.4, 726.9, 760.0, 0.0);
(496700.0, 3754312.0, 731.5, 771.0, 0.0);

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***

(1=YES; 0=NO)

```
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1
1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
           1 1 1 1 1 1 1 1 1 1   1 1 1 1 1
```

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***

(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: BNAP_V9_ADJU\BNAP_v9.SFC
Met Version: 16216
Profile file: BNAP_V9_ADJU\BNAP_v9.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 3171 Upper air station no.: 3190
Name: UNKNOWN Name: UNKNOWN

Year: 2011 Year: 2011

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
11	01	01	1	01	-50.0	0.519	-9.000	-9.000	-999.	897.	296.2	0.15	4.23	1.00	5.40	108.	9.1	274.2	5.5
11	01	01	1	02	-54.0	0.559	-9.000	-9.000	-999.	1002.	343.7	0.15	4.23	1.00	5.80	113.	9.1	273.8	5.5
11	01	01	1	03	-50.2	0.519	-9.000	-9.000	-999.	899.	296.1	0.15	4.23	1.00	5.40	112.	9.1	273.1	5.5
11	01	01	1	04	-45.5	0.469	-9.000	-9.000	-999.	773.	241.8	0.15	4.23	1.00	4.90	111.	9.1	272.5	5.5
11	01	01	1	05	-13.5	0.164	-9.000	-9.000	-999.	293.	29.5	0.15	4.23	1.00	1.80	78.	9.1	270.9	5.5
11	01	01	1	06	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	58.	9.1	270.4	5.5
11	01	01	1	07	-19.9	0.203	-9.000	-9.000	-999.	220.	45.4	0.15	4.23	1.00	2.20	54.	9.1	270.4	5.5
11	01	01	1	08	-12.2	0.206	-9.000	-9.000	-999.	224.	60.4	0.15	4.23	0.55	2.20	60.	9.1	270.9	5.5
11	01	01	1	09	45.6	0.455	0.587	0.005	150.	738.	-174.7	0.15	4.23	0.34	4.50	96.	9.1	273.8	5.5
11	01	01	1	10	126.7	0.592	0.981	0.005	252.	1092.	-138.5	0.15	4.23	0.27	5.80	102.	9.1	274.9	5.5
11	01	01	1	11	195.5	0.684	1.823	0.009	1048.	1355.	-138.3	0.15	4.23	0.25	6.70	100.	9.1	275.9	5.5
11	01	01	1	12	229.2	0.688	2.066	0.009	1302.	1370.	-120.1	0.15	4.23	0.24	6.70	96.	9.1	276.4	5.5
11	01	01	1	13	190.6	0.647	1.999	0.009	1417.	1254.	-120.0	0.15	4.23	0.24	6.30	95.	9.1	277.0	5.5
11	01	01	1	14	115.4	0.590	1.708	0.009	1459.	1094.	-150.2	0.15	4.23	0.26	5.80	98.	9.1	277.0	5.5
11	01	01	1	15	101.2	0.588	1.649	0.009	1496.	1081.	-169.0	0.15	4.23	0.29	5.80	99.	9.1	276.4	5.5
11	01	01	1	16	27.7	0.534	1.074	0.009	1507.	940.	-462.4	0.15	4.23	0.38	5.40	103.	9.1	276.4	5.5
11	01	01	1	17	-42.8	0.469	-9.000	-9.000	-999.	777.	242.4	0.15	4.23	0.67	4.90	106.	9.1	275.9	5.5
11	01	01	1	18	-32.7	0.340	-9.000	-9.000	-999.	489.	127.2	0.15	4.23	1.00	3.60	100.	9.1	274.9	5.5
11	01	01	1	19	-24.4	0.252	-9.000	-9.000	-999.	308.	69.8	0.15	4.23						

```
1.00    2.70   70.    9.1  273.1    5.5
 11 01 01   1 20  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   85.    9.1  273.1    5.5
 11 01 01   1 21  -28.2  0.291 -9.000 -9.000 -999.  377.     93.1  0.15   4.23
1.00    3.10   82.    9.1  273.1    5.5
 11 01 01   1 22  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   64.    9.1  272.5    5.5
 11 01 01   1 23  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   61.    9.1  272.5    5.5
 11 01 01   1 24  -24.5  0.252 -9.000 -9.000 -999.  304.     69.8  0.15   4.23
1.00    2.70   76.    9.1  272.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 11 01 01 01    5.5 0 -999.  -99.00   274.3   99.0  -99.00  -99.00
 11 01 01 01    9.1 1  108.    5.40  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
 *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM10\PM10.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                       ***        20:31:10

                                  PAGE   8
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                   *** THE ANNUAL AVERAGE CONCENTRATION    VALUES AVERAGED OVER   5
YEARS FOR SOURCE GROUP: ALL      ***
                                 INCLUDING SOURCE(S):     PAREA1      ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10    IN MICROGRAMS/M**3
                  **

       X-COORD (M)   Y-COORD (M)        CONC                       X-COORD (M)
Y-COORD (M)        CONC
 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
         495302.20    3757245.34        0.00204                     496010.61
3756792.74        0.01297
         496746.57    3755954.46        0.04988                     496951.22
3755100.44        0.12451
         496589.14    3754124.41        0.02590                     497015.01
3755061.01        0.12474
         497055.19    3755049.52        0.12299                     497113.32
3755031.58        0.12052
         497147.05    3755016.51        0.11980                     496937.02
```

3755125.99   0.12205
         497203.53   3754981.09   0.12038   496910.08
3755157.31   0.12022
         496935.23   3754500.78   0.20518   496982.89
3754212.15   0.05709
         497156.68   3754370.53   0.09693   497444.01
3754371.93   0.07372
         497392.15   3754531.71   0.09995   496987.09
3753999.11   0.01739
         496936.64   3754356.52   0.17010   497379.53
3754209.35   0.04596
         497784.59   3754074.80   0.03079   497804.21
3754237.38   0.04263
         496699.97   3754312.01   0.32725

 *** MODELOPTs: RegDFAULT CONC ELEV URBAN ADJ_U*

                              *** THE   1ST HIGHEST 24-HR AVERAGE CONCENTRATION
VALUES FOR SOURCE GROUP: ALL   ***
                                  INCLUDING SOURCE(S):   PAREA1   ,

                                          *** DISCRETE CARTESIAN RECEPTOR POINTS
***

                                       ** CONC OF PM_10   IN MICROGRAMS/M**3
                   **

      X-COORD (M) Y-COORD (M)   CONC   (YYMMDDHH)   X-COORD (M)
Y-COORD (M)   CONC   (YYMMDDHH)
 -
- -
        495302.20   3757245.34   0.04714 (13011224)   496010.61
 3756792.74   0.07329 (13011224)
        496746.57   3755954.46   0.13153 (13011224)   496951.22
 3755100.44   0.30834 (15102524)
        496589.14   3754124.41   0.26194 (13120124)   497015.01
 3755061.01   0.31166 (15102524)
        497055.19   3755049.52   0.30787 (15102524)   497113.32
 3755031.58   0.30269 (15102524)
        497147.05   3755016.51   0.30227 (15102524)   496937.02
 3755125.99   0.29997 (15102524)
        497203.53   3754981.09   0.30836 (15102524)   496910.08
 3755157.31   0.29296 (15102524)
        496935.23   3754500.78   0.57877 (15102524)   496982.89

*** THE SUMMARY OF MAXIMUM ANNUAL RESULTS
AVERAGED OVER   5 YEARS ***

** CONC OF PM_10   IN MICROGRAMS/M**3
**

GROUP ID	NETWORK AVERAGE CONC	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	GRID-ID
ALL	1ST HIGHEST VALUE IS	0.32725 AT (496699.97, 3754312.01, 731.55, 771.00, 0.00)	DC	
	2ND HIGHEST VALUE IS	0.20518 AT (496935.23, 3754500.78, 735.55, 770.00, 0.00)	DC	
	3RD HIGHEST VALUE IS	0.17010 AT (496936.64, 3754356.52, 751.88, 769.00, 0.00)	DC	
	4TH HIGHEST VALUE IS	0.12474 AT (497015.01, 3755061.01, 704.88, 733.00, 0.00)	DC	
	5TH HIGHEST VALUE IS	0.12451 AT (496951.22, 3755100.44, 703.85, 733.00, 0.00)	DC	
	6TH HIGHEST VALUE IS	0.12299 AT (497055.19, 3755049.52, 706.15, 733.00, 0.00)	DC	
	7TH HIGHEST VALUE IS	0.12205 AT (496937.02, 3755125.99, 704.37, 732.00, 0.00)	DC	
	8TH HIGHEST VALUE IS	0.12052 AT (497113.32, 3755031.58, 707.36, 733.00, 0.00)	DC	
	9TH HIGHEST VALUE IS	0.12038 AT (497203.53, 3754981.09,		

```
714.34,   733.00,    0.00)  DC
         10TH HIGHEST VALUE IS       0.12022 AT (  496910.08,  3755157.31,
706.76,   723.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM10\PM10.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       20:31:10

                                  PAGE  11
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

                                              *** THE SUMMARY OF HIGHEST 24-HR
RESULTS ***


                                   ** CONC OF PM_10    IN MICROGRAMS/M**3
               **

                                                   DATE
                                         NETWORK
GROUP ID                          AVERAGE CONC     (YYMMDDHH)             RECEPTOR
(XR, YR, ZELEV, ZHILL, ZFLAG)    OF TYPE  GRID-ID
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - - - - - - - - - - - - -

ALL      HIGH   1ST HIGH VALUE IS       0.85794  ON 13120124: AT (  496699.97,
3754312.01,   731.55,   771.00,    0.00)  DC


 *** RECEPTOR TYPES:  GC = GRIDCART
                      GP = GRIDPOLR
                      DC = DISCCART
                      DP = DISCPOLR
↑ *** AERMOD - VERSION 21112  ***   *** C:\Lakes\AERMOD View\12397
LSTs\Operations\PM10\PM10.isc             ***        12/06/21
 *** AERMET - VERSION  16216 ***   ***
                        ***       20:31:10

                                  PAGE  12
 *** MODELOPTs:    RegDFAULT  CONC  ELEV  URBAN  ADJ_U*

 *** Message Summary : AERMOD Model Execution ***

  --------- Summary of Total Messages --------
```

```
A Total of            0 Fatal Error Message(s)
A Total of            2 Warning Message(s)
A Total of         1311 Informational Message(s)

A Total of        43824 Hours Were Processed

A Total of           64 Calm Hours Identified

A Total of         1247 Missing Hours Identified (  2.85 Percent)


   ******** FATAL ERROR MESSAGES ********
              ***  NONE  ***


   ********   WARNING MESSAGES   ********
ME W186      79       MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used
     0.50
ME W187      79       MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET


   ***********************************
   *** AERMOD Finishes Successfully ***
   ***********************************
```

APPENDIX 3.14:

SCAQMD AMICUS BRIEF

This page intentionally left blank

S219783

IN THE SUPREME COURT OF C ALIFORNIA

SIERRA CLUB, REVIVE THE SAN JOAQUIN, and
LEAGUE OF WOMEN VOTERS OF FRESNO,

Plaintiffs and Appellants,

v.

COUNTY OF FRESNO,

Defendant and Respondent,

and,

FRIANT RANCH, L.P.,

Real Party in Interest and Respondent.

SUPREME COURT
FILED
APR 13 2015
Frank A. McGuire Clerk
Deputy

After a Published Decision by the Court of Appeal, filed May 27, 2014
Fifth Appellate District Case No. F066798

Appeal from the Superior Court of California, County of Fresno
Case No. 11CECG00726
Honorable Rosendo A. Pena, Jr.

APPLICATION OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR LEAVE TO FILE BRIEF OF *AMICUS CURIAE* IN SUPPORT OF NEITHER PARTY AND *[PROPOSED]* BRIEF OF *AMICUS CURIAE*

Kurt R. Wiese, General Counsel (SBN 127251)
*Barbara Baird, Chief Deputy Counsel (SBN 81507)
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765
Telephone: 909-396-2302; Facsimile: 909-396-2961
Email: bbaird@aqmd.gov
Counsel for [Proposed] Amicus Curiae,
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

RECEIVED
APR - 6 2015
CLERK SUPREME COURT

TABLE OF CONTENTS

APPLICATION FOR LEAVE TO FILE *amicus curiae* brief..... App-1

HOW THIS BRIEF WILL ASSIST THE COURT App-1

STATEMENT OF INTEREST OF *AMICUS CURIAE* App-3

CERTIFICATION REGARDING AUTHORSHIP & FUNDING App-4

BRIEF OF AMICUS CURIAE 1

SUMMARY OF ARGUMENT 1

ARGUMENT 2

I. RELEVANT FACTUAL AND LEGAL FRAMEWORK. 2

A. Air Quality Regulatory Background 2

B. The SCAQMD's Role Under CEQA 6

II. THIS COURT SHOULD NOT SET A HARD-AND-FAST RULE CONCERNING THE EXTENT TO WHICH AN EIR MUST CORRELATE A PROJECT'S EMISSION OF POLLUTANTS WITH RESULTING HEALTH IMPACTS..... 8

III. THE QUESTION OF WHETHER AN EIR CONTAINS SUFFICIENT ANALYSIS TO MEET CEQA'S REQUIREMENTS IS A MIXED QUESTION OF FACT AND LAW GOVERNED BY TWO DIFFERENT STANDARDS OF REVIEW. 16

A. Standard of Review for Feasibility Determination and Sufficiency as an Informative Document 16

B. Friant Ranch's Rationale for Rejecting the Independent Judgment Standard of Review is Unsupported by Case Law. 23

IV. COURTS MUST SCRUPULOUSLY ENFORCE THE REQUIREMENTS THAT LEAD AGENCIES CONSULT WITH AND OBTAIN COMMENTS FROM AIR DISTRICTS 26

CONCLUSION 29

TABLE OF AUTHORITIES

State Cases

Association of Irritated Residents v. County of Madera (2003)
107 Cal App.4th 1383 ..... 1, 9

Bakersfield Citizens for Local Control v. City of Bakersfield (2004)
124 Cal.App.4th 1184 ..... 9, 22

Berkeley Keep Jets Over the Bay v. Board of Port Commissioners
(2007) 91 Cal.App.4th 1344 ..... 21, 28

Center for Biological Diversity v. County of San Bernardino (2010)
185 Cal.App.4th 866. 20

Citizens of Goleta Valley v. Bd. of Supervisors (1990)
52 Cal.3d 553 8-9

County of Amador v. El Dorado County Water Agency (1999)
76 Cal.App.4th 931 23

Crocker National Bank v. City and County of San Francisco (1989)
49 Cal.3d 881 18

Ebbetts Pass Forest Watch v. California Dept. of Forestry & Fire
Protection (2008) 43 Cal.4th 936 21

Fall River Wild Trout Foundation v. County of Shasta, (1999)
70 Cal.App.4th 482 ..... 27, 28

Gray v. County of Madera (2008)
167 Cal.App.4th 1099 25

Laurel Heights Improvement Assn. v.
Regents of the Univ of Cal. ("*Laurel Heights I*")
(1988) 47 Cal.3d 376 ..... 1, 8, 19, 20, 21, 22

Natural Res. Def. Council v SCAQMD,
Los Angeles Superior Court No. BS110792 12

Neighbors for Smart Rail v. Exposition Metro Line (2013)
57 Cal.4th 439 ..... 15, 20

State Cases (cont'd)

Orange County Air Pollution Control District v. Public Util. Com. (1971) 4 Cal.3d 945 27

Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors (2001) 87 Cal.App.4th 99 19

Schenck v. County of Sonoma (2011) 198 Cal.App.4th 949 ..... 26, 27

Sierra Club v. County of Fresno (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271 ..... 9, 23

Sierra Club v. State Bd. Of Forestry (1994) 7 Cal.4th 1215 28

Uphold Our Heritage v. Town of Woodside (2007) 147 Cal.App.4th 587 20

Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (2007) 40 Cal.4th 412 ..... 1, 17, 19, 24, 25, 26

Western Oil & Gas Assn. v. Monterey Bay Unified APCD (1989) 49 Cal.3d 408 5

California Statutes

Health & Saf. Code § 39666 5
Health & Saf. Code § 40000 3
Health & Saf. Code § 40001 3
Health & Saf. Code § 40410 3
Health & Saf. Code §§ 40460, et seq 4
Health & Saf. Code § 41508 5
Health & Saf. Code §§ 42300, et seq 5
Health & Saf. Code § 44320 5
Health & Saf. Code § 44322 5
Health & Saf. Code § 44360 5
Pub. Resources Code § 20180.3 27
Pub. Resources Code § 21061 19
Pub. Resources Code § 21061.1 16

California Statutes (cont'd)

Pub. Resources Code § 21080 6
Pub. Resources Code § 21080.5 6
Pub. Resources Code § 21083.1 26
Pub. Resources Code § 21100 27
Pub. Resources Code § 21104 ..... 6, 7 26
Pub. Resources Code §§ 21150-21154 7
Pub. Resources Code § 21151.8 25
Pub. Resources Code § 21153 ..... 6, 7, 26

California Regulations

Cal. Code Regs., tit. 14, §§ 15000, et seq. ("CEQA Guidelines")

CEQA Guidelines § 15050 6
CEQA Guidelines § 15051 ..... 1, 6
CEQA Guidelines § 15073 6
CEQA Guidelines § 15086 6
CEQA Guidelines § 15088.5 28
CEQA Guidelines § 15096 6
CEQA Guidelines § 15126.2 25
CEQA Guidelines § 15131 26
CEQA Guidelines § 15144 ..... 19, 24
CEQA Guidelines § 15151 ..... 9, 18, 19
CEQA Guidelines § 15204 ..... 1, 9, 21
CEQA Guidelines § 15251 6
CEQA Guidelines § 15366 7
CEQA Guidelines § 15381 6

Cal. Code Regs., tit. 17, § 60104 3

Federal Statutes

42 U.S.C. § 7401; CAA § 101 4
42 U.S.C. § 7408; CAA § 108 3
42 U.S.C. § 7409; CAA § 109 4
42 U.S.C. § 7410; CAA § 110 ..... 4, 5
42 U.S.C. § 7412; CAA § 112 5
42 U.S.C. § 7502; CAA § 172 ..... 5, 13
42 U.S.C. § 7503; CAA § 173 ..... 5, 13
42 U.S.C. § 7511a; CAA § 182 13
42 U.S.C. § 7521; CAA § 202 4
42 U.S.C. § 7543; CAA § 209 4
42 U.S.C. § 7547; CAA § 213 4

Rules

SCAQMD Rule 1303 7
SCAQMD Rule 1401 ..... 5, 8, 9

Other

Association of Environmental Professionals, 2015 CEQA Statute and Guidelines (2015) (Appendix G, "Environmental Checklist Form." 24

CARB, *Health Impacts Analysis: PM Premature Death Relationship* 14

CARB, *Health Impacts Analysis: PM Mortality Relationship* 16

CARB, Resolution 98-35, Aug. 27, 1998 8

SCAQMD, *Air Quality Analysis Handbook* 13

SCAQMD, *Final 2012 AQMP (Feb. 2013)* 3, 11

SCAQMD, *Final Subsequent Mitigated Negative Declaration for: Warren E&P, Inc. WTU Central Facility, New Equipment Project (certified July 19, 2011)* 14-15

SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, *Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System,* 12

SCAQMD Governing Board Agenda, April 3, 2015, Agenda Item 16, Attachment A 7

SCAQMD, Health Risk Assessment Summary form 10

SCAQMD, *Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics "Hot Spots" Information and Assessment Act (AB2588)* 10

U.S. EPA, Ground Level Ozone 11

U.S. EPA, *Guideline on Ozone Monitoring Site Selection* (Aug. 1998) EPA-454/R-98-002 § 5.1.2 11

U.S. EPA, *Health Effects of Ozone in the General Population,* Figure 9, ... 11

U.S. EPA, National Ambient Air Quality Standards (NAAQS) 4

U.S. EPA, Particulate Matter (PM) 4

TO THE HONORABLE CHIEF JUSTICE AND JUSTICES OF THE SUPREME COURT:

APPLICATION FOR LEAVE TO FILE *AMICUS CURIAE* BRIEF

Pursuant to Rule 8.520(f) of the California Rules of Court, the South Coast Air Quality Management District (SCAQMD) respectfully requests leave to file the attached *amicus curiae* brief. Because SCAQMD's position differs from that of either party, we request leave to submit this amicus brief in support of neither party.

HOW THIS BRIEF WILL ASSIST THE COURT

SCAQMD's proposed amicus brief takes a position on two of the issues in this case. In both instances, its position differs from that of either party. The issues are:

1) Does the California Environmental Quality Act (CEQA) require an environmental impact report (EIR) to correlate a project's air pollution emissions with specific levels of health impacts?
2) What is the proper standard of review for determining whether an EIR provides sufficient information on the health impacts caused by a project's emission of air pollutants?

This brief will assist the Court by discussing the practical realities of correlating identified air quality impacts with specific health outcomes. In short, CEQA requires agencies to provide detailed information about a project's air quality impacts that is sufficient for the public and decisionmakers to adequately evaluate the project and meaningfully understand its impacts. However, the level of analysis is governed by a rule of reason; CEQA only requires agencies to conduct analysis if it is reasonably feasible to do so.

With regard to health-related air quality impacts, an analysis that correlates a project's air pollution emissions with specific levels of health impacts will be feasible in some cases but not others. Whether it is feasible depends on a variety of factors, including the nature of the project and the nature of the analysis under consideration. The feasibility of analysis may also change over time as air districts and others develop new tools for measuring projects' air quality related health impacts. Because SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, it is uniquely situated to express an opinion on the extent to which the Court should hold that CEQA requires lead agencies to correlate air quality impacts with specific health outcomes.

SCAQMD can also offer a unique perspective on the question of the appropriate standard of review. SCAQMD submits that the proper standard of review for determining whether an EIR is sufficient as an informational document is more nuanced than argued by either party. In our view, this is a mixed question of fact and law. It includes determining whether additional analysis is feasible, which is primarily a factual question that should be reviewed under the substantial evidence standard. However, it also involves determining whether the omission of a particular analysis renders an EIR insufficient to serve CEQA's purpose as a meaningful, informational document. If a lead agency has not determined that a requested analysis is infeasible, it is the court's role to determine whether the EIR nevertheless meets CEQA's purposes, and courts should not defer to the lead agency's conclusions regarding the legal sufficiency of an EIR's analysis. The ultimate question of whether an EIR's analysis is "sufficient" to serve CEQA's informational purposes is predominately a question of law that courts should review de novo.

This brief will explain the rationale for these arguments and may assist the Court in reaching a conclusion that accords proper respect to a lead agency's factual conclusions while maintaining judicial authority over the ultimate question of what level of analysis CEQA requires.

STATEMENT OF INTEREST OF *AMICUS CURIAE*

The SCAQMD is the regional agency primarily responsible for air pollution control in the South Coast Air Basin, which consists of all of Orange County and the non-desert portions of the Los Angeles, Riverside, and San Bernardino Counties. (Health & Saf. Code § 40410; Cal. Code Regs., tit. 17, § 60104.) The SCAQMD participates in the CEQA process in several ways. Sometimes it acts as a lead agency that prepares CEQA documents for projects. Other times it acts as a responsible agency when it has permit authority over some part of a project that is undergoing CEQA review by a different lead agency. Finally, SCAQMD also acts as a commenting agency for CEQA documents that it receives because it is a public agency with jurisdiction by law over natural resources affected by the project.

In all of these capacities, SCAQMD will be affected by the decision in this case. SCAQMD sometimes submits comments requesting that a lead agency perform an additional type of air quality or health impacts analysis. On the other hand, SCAQMD sometimes determines that a particular type of health impact analysis is not feasible or would not produce reliable and informative results. Thus, SCAQMD will be affected by the Court's resolution of the extent to which CEQA requires EIRs to correlate emissions and health impacts, and its resolution of the proper standard of review.

CERTIFICATION REGARDING AUTHORSHIP AND FUNDING

No party or counsel in the pending case authored the proposed amicus curiae brief in whole or in part, or made any monetary contribution intended to fund the preparation or submission of the brief. No person or entity other than the proposed *Amicus Curiae* made any monetary contribution intended to fund the preparation or submission of the brief.

Respectfully submitted,

DATED: April 3, 2015

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT
KURT R. WIESE, GENERAL COUNSEL
BARBARA BAIRD, CHIEF DEPUTY COUNSEL

By: Barbara Baird
Barbara Baird
Attorneys for [proposed] Amicus Curiae
SOUTH COAST AIR QUALITY
MANAGEMENT DISTICT

BRIEF OF AMICUS CURIAE

SUMMARY OF ARGUMENT

The South Coast Air Quality Management District (SCAQMD) submits that this Court should not try to establish a hard-and-fast rule concerning whether lead agencies are required to correlate emissions of air pollutants with specific health consequences in their environmental impact reports (EIR). The level of detail required in EIRs is governed by a few, core CEQA (California Environmental Quality Act) principles. As this Court has stated, "[a]n EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project." (*Laurel Heights Improvement Assn. v. Regents of the Univ of Cal.* (1988) 47 Cal.3d 376, 405 ["*Laurel Heights I*"]) Accordingly, "an agency must use its best efforts to find out and disclose all that it reasonably can." (*Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 428 (quoting CEQA Guidelines § 15144)[1].). However, "[a]nalysis of environmental effects need not be exhaustive, but will be judged in light of what is reasonably feasible." (*Association of Irritated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1390; CEQA Guidelines §§ 15151, 15204(a).)

With regard to analysis of air quality related health impacts, EIRs must generally quantify a project's pollutant emissions, but in some cases it is not feasible to correlate these emissions to specific, quantifiable health impacts (e.g., premature mortality; hospital admissions). In such cases, a general description of the adverse health impacts resulting from the pollutants at issue may be sufficient. In other cases, due to the magnitude

[1] The CEQA Guidelines are found at Cal. Code Regs., tit. 14 §§ 15000, *et seq.*

or nature of the pollution emissions, as well as the specificity of the project involved, it may be feasible to quantify health impacts. Or there may be a less exacting, but still meaningful analysis of health impacts that can feasibly be performed. In these instances, agencies should disclose those impacts.

SCAQMD also submits that whether or not an EIR complies with CEQA's informational mandates by providing sufficient, feasible analysis is a mixed question of fact and law. Pertinent here, the question of whether an EIR's discussion of health impacts from air pollution is sufficient to allow the public to understand and consider meaningfully the issues involves two inquiries: (1) Is it feasible to provide the information or analysis that a commenter is requesting or a petitioner is arguing should be required?; and (2) Even if it is feasible, is the agency relying on other policy or legal considerations to justify not preparing the requested analysis? The first question of whether an analysis is feasible is primarily a question of fact that should be judged by the substantial evidence standard. The second inquiry involves evaluating CEQA's information disclosure purposes against the asserted reasons to not perform the requested analysis. For example, an agency might believe that its EIR meets CEQA's informational disclosure standards even without a particular analysis, and therefore choose not to conduct that analysis. SCAQMD submits that this is more of a legal question, which should be reviewed de novo as a question of law.

ARGUMENT

I. RELEVANT FACTUAL AND LEGAL FRAMEWORK.

A. Air Quality Regulatory Background

The South Coast Air Quality Management District (SCAQMD) is one of the local and regional air pollution control districts and air quality

management districts in California. The SCAQMD is the regional air pollution agency for the South Coast Air Basin, which consists of all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. (Health & Saf. Code § 40410, 17 Cal. Code Reg. § 60104.) The SCAQMD also includes the Coachella Valley in Riverside County (Palm Springs area to the Salton Sea). (SCAQMD, *Final 2012 AQMP (Feb. 2013)*, http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan; then follow "chapter 7" hyperlink; pp 7-1, 7-3 (last visited Apr. 1, 2015).) The SCAQMD's jurisdiction includes over 16 million residents and has the worst or nearly the worst air pollution levels in the country for ozone and fine particulate matter. (SCAQMD, *Final 2012 AQMP (Feb. 2013)*, http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan; then follow "Executive Summary" hyperlink p. ES-1 (last visited Apr. 1, 2015).)

Under California law, the local and regional districts are primarily responsible for controlling air pollution from all sources except motor vehicles. (Health & Saf. Code § 40000.) The California Air Resources Board (CARB), part of the California Environmental Protection Agency, is primarily responsible for controlling pollution from motor vehicles. (*Id.*) The air districts must adopt rules to achieve and maintain the state and federal ambient air quality standards within their jurisdictions. (Health & Saf. Code § 40001.)

The federal Clean Air Act (CAA) requires the United States Environmental Protection Agency (EPA) to identify pollutants that are widely distributed and pose a threat to human health, developing a so-called "criteria" document. (42 U.S.C. § 7408; CAA § 108.) These pollutants are frequently called "criteria pollutants." EPA must then establish "national ambient air quality standards" at levels "requisite to protect public health",

allowing "an adequate margin of safety." (42 U.S.C. § 7409; CAA § 109.) EPA has set standards for six identified pollutants: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, particulate matter (PM), and lead. (U.S. EPA, National Ambient Air Quality Standards (NAAQS), http://www.epa.gov/air/criteria.html (last updated Oct. 21, 2014).)[2]

Under the Clean Air Act, EPA sets emission standards for motor vehicles and "nonroad engines" (mobile farm and construction equipment, marine vessels, locomotives, aircraft, etc.). (42 U.S.C. §§ 7521, 7547; CAA §§ 202, 213.) California is the only state allowed to establish emission standards for motor vehicles and most nonroad sources; however, it may only do so with EPA's approval. (42 U.S.C. §§ 7543(b), 7543(e); CAA §§ 209(b), 209(c).) Sources such as manufacturing facilities, power plants and refineries that are not mobile are often referred to as "stationary sources." The Clean Air Act charges state and local agencies with the primary responsibility to attain the national ambient air quality standards. (42 U.S.C. § 7401(a)(3); CAA § 101(a)(3).) Each state must adopt and implement a plan including enforceable measures to achieve and maintain the national ambient air quality standards. (42 U.S.C. § 7410; CAA § 110.) The SCAQMD and CARB jointly prepare portion of the plan for the South Coast Air Basin and submit it for approval by EPA. (Health & Saf. Code §§ 40460, et seq.)

The Clean Air Act also requires state and local agencies to adopt a permit program requiring, among other things, that new or modified "major" stationary sources use technology to achieve the "lowest achievable emission rate," and to control minor stationary sources as

---

[2] Particulate matter (PM) is further divided into two categories: fine particulate or $PM_{2.5}$ (particles with a diameter of less than or equal to 2.5 microns) and coarse particulate (PM_{10}) (particles with a diameter of 10 microns or less). (U.S. EPA, Particulate Matter (PM), http://www.epa.gov/airquality/particlepollution/ (last visited Apr. 1, 2015).)

needed to help attain the standards. (42 U.S.C. §§ 7502(c)(5), 7503(a)(2), 7410(a)(2)(C); CAA §§ 172(c)(5), 173(a)(2), 110(a)(2)(C).) The air districts implement these permit programs in California. (Health & Saf. Code §§ 42300, et seq.)

The Clean Air Act also sets out a regulatory structure for over 100 so-called "hazardous air pollutants" calling for EPA to establish "maximum achievable control technology" (MACT) for sources of these pollutants. (42 U.S.C. § 7412(d)(2); CAA § 112(d)(2).) California refers to these pollutants as "toxic air contaminants" (TACs) which are subject to two state-required programs. The first program requires "air toxics control measures" for specific categories of sources. (Health & Saf. Code § 39666.) The other program requires larger stationary sources and sources identified by air districts to prepare "health risk assessments" for impacts of toxic air contaminants. (Health & Saf. Code §§ 44320(b), 44322, 44360.) If the health risk exceeds levels identified by the district as "significant," the facility must implement a "risk reduction plan" to bring its risk levels below "significant" levels. Air districts may adopt additional more stringent requirements than those required by state law, including requirements for toxic air contaminants. (Health & Saf. Code § 41508; *Western Oil & Gas Assn. v. Monterey Bay Unified APCD* (1989) 49 Cal.3d 408, 414.) For example, SCAQMD has adopted a rule requiring new or modified sources to keep their risks below specified levels and use best available control technology (BACT) for toxics. (SCAQMD, *Rule 1401-New Source Review of Toxic Air Contaminants*, http://www.aqmd.gov/home/regulations/rules/scaqmd-rule-book/regulation-xiv; then follow "Rule 1401" hyperlink (last visited Apr. 1, 2015).)

B. The SCAQMD's Role Under CEQA

The California Environmental Quality Act (CEQA) requires public agencies to perform an environmental review and appropriate analysis for projects that they implement or approve. (Pub. Resources Code § 21080(a).) The agency with primary approval authority for a particular project is generally the "lead agency" that prepares the appropriate CEQA document. (CEQA Guidelines §§ 15050, 15051.) Other agencies having a subsequent approval authority over all or part of a project are called "responsible" agencies that must determine whether the CEQA document is adequate for their use. (CEQA Guidelines §§ 15096(c), 15381.) Lead agencies must also consult with and circulate their environmental impact reports to "trustee agencies" and agencies "with jurisdiction by law" including "authority over resources which may be affected by the project." (Pub. Resources Code §§ 21104(a), 21153; CEQA Guidelines §§ 15086(a)(3), 15073(c).) The SCAQMD has a role in all these aspects of CEQA.

Fulfilling its responsibilities to implement its air quality plan and adopt rules to attain the national ambient air quality standards, SCAQMD adopts a dozen or more rules each year to require pollution reductions from a wide variety of sources. The SCAQMD staff evaluates each rule for any adverse environmental impact and prepares the appropriate CEQA document. Although most rules reduce air emissions, they may have secondary environmental impacts such as use of water or energy or disposal of waste—e.g., spent catalyst from control equipment.[3]

---

[3] The SCAQMD's CEQA program for its rules is a "Certified Regulatory Program" under which it prepares a "functionally equivalent" document in lieu of a negative declaration or EIR. (Pub. Resources Code § 21080.5, CEQA Guidelines § 15251(l).)

The SCAQMD also approves a large number of permits every year to construct new, modified, or replacement facilities that emit regulated air pollutants. The majority of these air pollutant sources have already been included in an earlier CEQA evaluation for a larger project, are currently being evaluated by a local government as lead agency, or qualify for an exemption. However, the SCAQMD sometimes acts as lead agency for major projects where the local government does not have a discretionary approval. In such cases, SCAQMD prepares and certifies a negative declaration or environmental impact report (EIR) as appropriate.[4] SCAQMD evaluates perhaps a dozen such permit projects under CEQA each year. SCAQMD is often also a "responsible agency" for many projects since it must issue a permit for part of the projects (e.g., a boiler used to provide heat in a commercial building). For permit projects evaluated by another lead agency under CEQA, SCAQMD has the right to determine that the CEQA document is inadequate for its purposes as a responsible agency, but it may not do so because its permit program already requires all permitted sources to use the best available air pollution control technology. (SCAQMD, *Rule 1303(a)(1) – Requirements*, http://www.aqmd.gov/home/regulations/rules/scaqmd-rule-book/regulation-xiii; then follow "Rule 1303" hyperlink (last visited Apr. 1, 2015).)

Finally, SCAQMD receives as many as 60 or more CEQA documents each month (around 500 per year) in its role as commenting agency or an agency with "jurisdiction by law" over air quality—a natural resource affected by the project. (Pub. Resources Code §§ 21104(a), 21153; CEQA Guidelines § 15366(a)(3).) The SCAQMD staff provides comments on as many as 25 or 30 such documents each month.

---

[4] The SCAQMD's permit projects are not included in its Certified Regulatory Program, and are evaluated under the traditional local government CEQA analysis. (Pub. Resources Code §§ 21150-21154.)

(SCAQMD Governing Board Agenda, Apr. 3, 2015, Agenda Item 16, Attachment A, http://www.aqmd.gov/home/library/meeting-agendas-minutes/agenda?title=governing-board-meeting-agenda-april-3-2015; then follow "16. Lead Agency Projects and Environmental Documents Received by SCAQMD" hyperlink (last visited Apr. 1, 2015).) Of course, SCAQMD focuses its commenting efforts on the more significant projects.

Typically, SCAQMD comments on the adequacy of air quality analysis, appropriateness of assumptions and methodology, and completeness of the recommended air quality mitigation measures. Staff may comment on the need to prepare a health risk assessment detailing the projected cancer and noncancer risks from toxic air contaminants resulting from the project, particularly the impacts of diesel particulate matter, which CARB has identified as a toxic air contaminant based on its carcinogenic effects. (California Air Resources Board, Resolution 98-35, Aug. 27, 1998, http://www.arb.ca.gov/regact/diesltac/diesltac.htm; then follow Resolution 98-35 hyperlink (last visited Apr. 1, 2015).) Because SCAQMD already requires new or modified stationary sources of toxic air contaminants to use the best available control technology for toxics and to keep their risks below specified levels, (SCAQMD Rule 1401, supra, note 15), the greatest opportunity to further mitigate toxic impacts through the CEQA process is by reducing emissions—particularly diesel emissions—from vehicles.

II. THIS COURT SHOULD NOT SET A HARD-AND-FAST RULE CONCERNING THE EXTENT TO WHICH AN EIR MUST CORRELATE A PROJECT'S EMISSION OF POLLUTANTS WITH RESULTING HEALTH IMPACTS.

Numerous cases hold that courts do not review the correctness of an EIR's conclusions but rather its sufficiency as an informative document. (*Laurel Heights 1, supra*, 47 Cal.3d at p. 392; *Citizens of Goleta Valley v.*

Bd. of Supervisors (1990) 52 Cal.3d 553, 569; *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1197.)

As stated by the Court of Appeal in this case, where an EIR has addressed a topic, but the petitioner claims that the information provided about that topic is insufficient, courts must "draw[] a line that divides *sufficient* discussions from those that are *insufficient*." (*Sierra Club v. County of Fresno* (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271, 290.) The Court of Appeal readily admitted that "[t]he terms themselves – sufficient and insufficient – provide little, if any, guidance as to where the line should be drawn. They are simply labels applied once the court has completed its analysis." (*Id.*)

The CEQA Guidelines, however, provide guidance regarding what constitutes a sufficient discussion of impacts. Section 15151 states that "the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible." Case law reflects this: "Analysis of environmental effects need not be exhaustive, but will be judged in light of what was reasonably feasible." (*Association of Irritated Residents v. County of Madera, supra,* 107 Cal.App.4th at p. 1390; see also CEQA Guidelines § 15204(a).)

Applying this test, this Court cannot realistically establish a hard-and-fast rule that an analysis correlating air pollution impacts of a project to quantified resulting health impacts is always required, or indeed that it is never required. Simply put, in some cases such an analysis will be "feasible"; in some cases it will not.

For example, air pollution control districts often require a proposed new source of toxic air contaminants to prepare a "health risk assessment" before issuing a permit to construct. District rules often limit the allowable cancer risk the new source may cause to the "maximally exposed individual" (worker and residence exposures). (*See, e.g.*, SCAQMD Rule 1401(c)(8); 1401(d)(1), *supra* note 15.) In order to perform this analysis, it

is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). (SCAQMD, *Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics "Hot Spots" Information and Assessment Act (AB2588), pp. 11-16*; (last visited Apr. 1, 2015) http://www.aqmd.gov/home/library/documents-support-material; "Guidelines" hyperlink; AB2588; then follow AB2588 Risk Assessment Guidelines hyperlink.)

Thus, it is feasible to determine the health risk posed by a new gas station locating at an intersection in a mixed use area, where receptor locations are known. On the other hand, it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)). Even where a health risk assessment can be prepared, however, the resulting maximum health risk value is only a calculation of risk—it does not necessarily mean anyone will contract cancer as a result of the project.

In order to find the "cancer burden" or expected additional cases of cancer resulting from the project, it is also necessary to know the numbers and location of individuals living within the "zone of impact" of the project: i.e., those living in areas where the projected cancer risk from the project exceeds one in a million. (SCAQMD, Health Risk Assessment Summary form, http://www.aqmd.gov/home/forms ; filter by "AB2588" category; then "Health Risk Assessment" hyperlink (last visited Apr. 1, 2015).) The affected population is divided into bands of those exposed to at least 1 in a million risk, those exposed to at least 10 in a million risk, etc. up to those exposed at the highest levels. (*Id.*) This data allows agencies to calculate an approximate number of additional cancer cases expected from

the project. However, it is not possible to predict which particular individuals will be affected.

For the so-called criteria pollutants[5], such as ozone, it may be more difficult to quantify health impacts. Ozone is formed in the atmosphere from the chemical reaction of the nitrogen oxides (NO_x) and volatile organic compounds (VOC) in the presence of sunlight. (U.S. EPA, Ground Level Ozone, http://www.epa.gov/airquality/ozonepollution/ (last updated Mar. 25, 2015).) It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. (U.S. EPA, *Guideline on Ozone Monitoring Site Selection* (Aug. 1998) EPA-454/R-98-002 § 5.1.2, http://www.epa.gov/ttnamti1/archive/cpreldoc.html (last visited Apr. 1, 2015).) NO_x and VOC are known as "precursors" of ozone.

Scientifically, health effects from ozone are correlated with increases in the ambient level of ozone in the air a person breathes. (U.S. EPA, *Health Effects of Ozone in the General Population,* Figure 9, http://www.epa.gov/apti/ozonehealth/population.html#levels (last visited Apr. 1, 2015).) However, it takes a large amount of additional precursor emissions to cause a modeled increase in ambient ozone levels over an entire region. For example, the SCAQMD's 2012 AQMP showed that reducing NO_x by 432 tons per day (157,680 tons/year) and reducing VOC by 187 tons per day (68,255 tons/year) would reduce ozone levels at the SCAQMD's monitor site with the highest levels by only 9 parts per billion. (South Coast Air Quality Management District, *Final 2012 AQMP (February 2013)*, http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan; then follow "Appendix V: Modeling & Attainment Demonstrations" hyperlink,

[5] See discussion of types of pollutants, supra, Part I.A.

pp. v-4-2, v-7-4, v-7-24.) SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NO_x or VOC emissions from relatively small projects.

On the other hand, this type of analysis may be feasible for projects on a regional scale with very high emissions of NO_x and VOCs, where impacts are regional. For example, in 2011 the SCAQMD performed a health impact analysis in its CEQA document for proposed Rule 1315, which authorized various newly-permitted sources to use offsets from the districts "internal bank" of emission reductions. This CEQA analysis accounted for essentially *all* the increases in emissions due to new or modified sources in the District between 2010 and 2030.[6] The SCAQMD was able to correlate this very large emissions increase (e.g., 6,620 pounds per day NO_x (1,208 tons per year), 89,180 pounds per day VOC (16,275 tons per year)) to expected health outcomes from ozone and particulate matter (e.g., 20 premature deaths per year and 89,947 school absences in the year 2030 due to ozone).[7] (SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, *Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System* (see hyperlink in fn 6*)* at p. 4.1-35, Table 4.1-29.)

---

[6] (SCAQMD Governing Board Agenda, February 4, 2011, Agenda Item 26, Attachment G, *Assessment for: Re-adoption of Proposed Rule 1315 – Federal New Source Review Tracking System, Vol. 1, p.4.0-6,* http://www.aqmd.gov/home/library/meeting-agendas-minutes/agenda?title=governing-board-meeting-agenda-february-4-2011; the follow "26. Adopt Proposed Rule 1315 – Federal New Source Review Tracking System" (last visited April 1, 2015).)

[7] The SCAQMD was able to establish the location of future NO_x and VOC emissions by assuming that new projects would be built in the same locations and proportions as existing stationary sources. This CEQA document was upheld by the Los Angeles County Superior Court in *Natural Res. Def. Council v SCAQMD*, Los Angeles Superior Court No. BS110792).

However, a project emitting only 10 tons per year of NO_x or VOC is small enough that its regional impact on ambient ozone levels may not be detected in the regional air quality models that are currently used to determine ozone levels. Thus, in this case it would not be feasible to directly correlate project emissions of VOC or NO_x with specific health impacts from ozone. This is in part because ozone formation is not linearly related to emissions. Ozone impacts vary depending on the location of the emissions, the location of other precursor emissions, meteorology and seasonal impacts, and because ozone is formed some time later and downwind from the actual emission. (EPA Guideline on Ozone Monitoring Site Selection (Aug. 1998) EPA-454/R-98-002, § 5.1.2; https://www.epa.gov/ttnamti1/archive/cpreldoc.html; then search "Guideline on Ozone Monitoring Site Selection" click on pdf) (last viewed Apr. 1, 2015).)

SCAQMD has set its CEQA "significance" threshold for NO_x and VOC at 10 tons per year (expressed as 55 lb/day). (SCAQMD, *Air Quality Analysis Handbook*, http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook; then follow "SCAQMD Air Quality Significance Thresholds" hyperlink (last visited Apr. 1, 2015).) This is because the federal Clean Air Act defines a "major" stationary source for "extreme" ozone nonattainment areas such as SCAQMD as one emitting 10 tons/year. (42 U.S.C. §§ 7511a(e), 7511a(f); CAA §§ 182(e), 182(f).) Under the Clean Air Act, such sources are subject to enhanced control requirements (42 U.S.C. §§ 7502(c)(5), 7503; CAA §§ 172(c)(5), 173), so SCAQMD decided this was an appropriate threshold for making a CEQA "significance" finding and requiring feasible mitigation. Essentially, SCAQMD takes the position that a source that emits 10 tons/year of NO_x or VOC would contribute cumulatively to ozone formation. Therefore, lead agencies that use SCAQMD's thresholds of significance may determine

that many projects have "significant" air quality impacts and must apply all feasible mitigation measures, yet will not be able to precisely correlate the project to quantifiable health impacts, unless the emissions are sufficiently high to use a regional modeling program.

In the case of particulate matter ($PM_{2.5}$)[8], another "criteria" pollutant, SCAQMD staff is aware of two possible methods of analysis. SCAQMD used regional modeling to predict expected health impacts from its proposed Rule 1315, as mentioned above. Also, the California Air Resources Board (CARB) has developed a methodology that can predict expected mortality (premature deaths) from large amounts of $PM_{2.5}$. (California Air Resources Board, *Health Impacts Analysis: PM Premature Death Relationship*, http://www.arb.ca.gov/research/health/pm-mort/pm-mort_arch.htm (last reviewed Jan. 19, 2012).) SCAQMD used the CARB methodology to predict impacts from three very large power plants (e.g., 731-1837 lbs/day). (Final Environmental Assessment for Rule 1315, *supra*, pp 4.0-12, 4.1-13, 4.1-37 (e.g., 125 premature deaths in the entire SCAQMD in 2030), 4.1-39 (0.05 to 1.77 annual premature deaths from power plants.) Again, this project involved large amounts of additional $PM_{2.5}$ in the District, up to 2.82 tons/day (5,650 lbs/day of $PM_{2.5}$, or, or 1029 tons/year. (*Id.* at table 4.1-4, p. 4.1-10.)

However, the primary author of the CARB methodology has reported that this $PM_{2.5}$ health impact methodology is not suited for small projects and may yield unreliable results due to various uncertainties. [9] (SCAQMD, *Final Subsequent Mitigated Negative Declaration for: Warren*

---

[8] SCAQMD has not attained the latest annual or 24-hour national ambient air quality standards for "$PM_{2.5}$" or particulate matter less than 2.5 microns in diameter.

[9] Among these uncertainties are the representativeness of the population used in the methodology, and the specific source of PM and the corresponding health impacts. (*Id.* at p. 2-24.)

E&P, Inc. WTU Central Facility, New Equipment Project (certified July 19, 2011), http://www.aqmd.gov/home/library/documents-support-material/lead-agency-permit-projects/permit-project-documents---year-2011; then follow "Final Subsequent Mitigated Negative Declaration for Warren E&P Inc. WTU Central Facility, New Equipment Project" hyperlink, pp. 2-22, 2-23 (last visited Apr. 1, 2015).) Therefore, when SCAQMD prepared a CEQA document for the expansion of an existing oil production facility, with very small $PM_{2.5}$ increases (3.8 lb/day) and a very small affected population, staff elected not to use the CARB methodology for using estimated $PM_{2.5}$ emissions to derive a projected premature mortality number and explained why it would be inappropriate to do so. (*Id.* at pp 2-22 to 2-24.) SCAQMD staff concluded that use of this methodology for such a small source could result in unreliable findings and would not provide meaningful information. (*Id.* at pp. 2-23, 2-25.) This CEQA document was not challenged in court.

In the above case, while it may have been technically possible to plug the data into the methodology, the results would not have been reliable or meaningful. SCAQMD believes that an agency should not be required to perform analyses that do not produce reliable or meaningful results. This Court has already held that an agency may decline to use even the "normal" "existing conditions" CEQA baseline where to do so would be misleading or without informational value. (*Neighbors for Smart Rail v. Exposition Metro Line* (2013) 57 Cal.4th 439, 448, 457.) The same should be true for a decision that a particular study or analysis would not provide reliable or meaningful results.[10]

---

[10] Whether a particular study would result in "informational value" is a part of deciding whether it is "feasible." CEQA defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and

Therefore, it is not possible to set a hard-and-fast rule on whether a correlation of air quality impacts with specific quantifiable health impacts is required in all cases. Instead, the result turns on whether such an analysis is reasonably feasible in the particular case.[11] Moreover, what is reasonably feasible may change over time as scientists and regulatory agencies continually seek to improve their ability to predict health impacts. For example, CARB staff has been directed by its Governing Board to reassess and improve the methodology for estimating premature deaths. (California Air Resources Board, *Health Impacts Analysis: PM Mortality Relationship*, http://www.arb.ca.gov/research/health/pm-mort/pm-mort.htm (last reviewed Dec. 29, 2010).) This factor also counsels against setting any hard-and-fast rule in this case.

III. THE QUESTION OF WHETHER AN EIR CONTAINS SUFFICIENT ANALYSIS TO MEET CEQA'S REQUIREMENTS IS A MIXED QUESTION OF FACT AND LAW GOVERNED BY TWO DIFFERENT STANDARDS OF REVIEW.

A. Standard of Review for Feasibility Determination and Sufficiency as an Informative Document

A second issue in this case is whether courts should review an EIR's informational sufficiency under the "substantial evidence" test as argued by Friant Ranch or the "independent judgment" test as argued by Sierra Club.

---

technological factors." (Pub. Resources Code § 21061.1.) A study cannot be "accomplished in a *successful* manner" if it produces unreliable or misleading results.

[11] In this case, the lead agency did not have an opportunity to determine whether the requested analysis was feasible because the comment was non-specific. Therefore, SCAQMD suggests that this Court, after resolving the legal issues in the case, direct the Court of Appeal to remand the case to the lead agency for a determination of whether the requested analysis is feasible. Because Fresno County, the lead agency, did not seek review in this Court, it seems likely that the County has concluded that at least some level of correlation of air pollution with health impacts is feasible.

As this Court has explained, "a reviewing court must adjust its scrutiny to the nature of the alleged defect, depending on whether the claim is predominantly one of improper procedure or a dispute over the facts." (*Vineyard Area Citizens v. City of Rancho Cordova, supra,* 40 Cal.4th at 435.) For questions regarding compliance with proper procedure or other legal questions, courts review an agency's action de novo under the "independent judgment" test. (*Id.*) On the other hand, courts review factual disputes only for substantial evidence, thereby "accord[ing] greater deference to the agency's substantive factual conclusions." (*Id.*)

Here, Friant Ranch and Sierra Club agree that the case involves the question of whether an EIR includes sufficient information regarding a project's impacts. However, they disagree on the proper standard of review for answering this question: Sierra Club contends that courts use the independent judgment standard to determine whether an EIR's analysis is sufficient to meet CEQA's informational purposes,[12] while Friant Ranch contends that the substantial evidence standard applies to this question.

///

///

///

///

///

///

///

///

///

---

[12] Sierra Club acknowledges that courts use the substantial evidence standard when reviewing predicate factual issues, but argues that courts ultimately decide as a matter of law what CEQA requires. (Answering Brief, pp. 14, 23.)

SCAQMD submits that the issue is more nuanced than either party contends. We submit that, whether a CEQA document includes sufficient analysis to satisfy CEQA's informational mandates is a mixed question of fact and law,[13] containing two levels of inquiry that should be judged by different standards.[14]

The state CEQA Guidelines set forth standards for the adequacy of environmental analysis. Guidelines Section 15151 states:

> An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

In this case, the basic question is whether the underlying analysis of air quality impacts made the EIR "sufficient" as an informative document. However, whether the EIR's analysis was sufficient is judged in light of what was reasonably feasible. This represents a mixed question of fact and law that is governed by two different standards of review.

---

[13] Friant Ranch actually states that the claim that an EIR lacks sufficient relevant information is, "most properly thought of as raising mixed questions of fact and law." (Opening Brief, p. 27.) However, the remainder of its argument claims that the court should apply the substantial evidence standard of review to all aspects of the issue.

[14] Mixed questions of fact and law issues may implicate predominantly factual subordinate questions that are reviewed under the substantial evidence test even though the ultimate question may be reviewed by the independent judgment test. *Crocker National Bank v. City and County of San Francisco* (1989) 49 Cal.3d 881, 888-889.

SCAQMD submits that an EIR's sufficiency as an informational document is ultimately a legal question that courts should determine using their independent judgment. This Court's language in *Laurel Heights I* supports this position. As this Court explained: "The court does not pass upon the correctness of the EIR's environmental conclusions, but only upon its *sufficiency as an informative document.*" (*Laurel Heights I, supra,* 47 Cal.3d at 392-393) (emphasis added.) As described above, the Court in *Vineyard Area Citizens v. City of Rancho Cordova, supra,* 40 Cal.4th at 431, also used its independent judgment to determine what level of analysis CEQA requires for water supply impacts. The Court did not defer to the lead agency's opinion regarding the law's requirements; rather, it determined for itself what level of analysis was necessary to meet "[t]he law's informational demands." (*Id.* at p. 432.) Further, existing case law also holds that where an agency fails to comply with CEQA's information disclosure requirements, the agency has "failed to proceed in the manner required by law." (*Save Our Peninsula Comm. v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 118.)

However, whether an EIR satisfies CEQA's requirements depends in part on whether it was reasonably feasible for an agency to conduct additional or more thorough analysis. EIRs must contain "a detailed statement" of a project's impacts (Pub. Res. Code § 21061), and an agency must "use its best efforts to find out and disclose all that it reasonably can." (CEQA Guidelines § 15144.) Nevertheless, "the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible." (CEQA Guidelines § 15151.)

SCAQMD submits that the question of whether additional analysis or a particular study suggested by a commenter is "feasible" is generally a question of fact. Courts have already held that whether a particular alternative is "feasible" is reviewed by the substantial evidence test.

(*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 598-99; *Center for Biological Diversity v. County of San Bernardino* (2010) 185 Cal.App.4th 866, 883.) Thus, if a lead agency determines that a particular study or analysis is infeasible, that decision should generally be judged by the substantial evidence standard. However, SCAQMD urges this Court to hold that lead agencies must explain the basis of any determination that a particular analysis is infeasible in the EIR itself. An EIR must discuss information, including issues related to the feasibility of particular analyses "in sufficient detail to enable meaningful participation and criticism by the public. '[W]hatever is required to be considered in an EIR must be in that formal report; what any official might have known from other writings or oral presentations cannot supply what is lacking in the report.'" (*Laurel Heights I, supra*, 47 Cal.3d at p. 405 (quoting *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3d 818, 831) (discussing analysis of alternatives).) The evidence on which the determination is based should also be summarized in the EIR itself, with appropriate citations to reference materials if necessary. Otherwise commenting agencies such as SCAQMD would be forced to guess where the lead agency's evidence might be located, thus thwarting effective public participation.

Moreover, if a lead agency determines that a particular study or analysis would not result in reliable or useful information and for that reason is not feasible, that determination should be judged by the substantial evidence test. (See *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority*, *supra*, 57 Cal.4th 439, 448, 457:

whether "existing conditions" baseline would be misleading or uninformative judged by substantial evidence standard.[15])

If the lead agency's determination that a particular analysis or study is not feasible is supported by substantial evidence, then the agency has not violated CEQA's information disclosure provisions, since it would be infeasible to provide additional information. This Court's decisions provide precedent for such a result. For example, this Court determined that the issue of whether the EIR should have included a more detailed discussion of future herbicide use was resolved because substantial evidence supported the agency's finding that "the precise parameters of future herbicide use could not be predicted." *Ebbetts Pass Forest Watch v. California Dept. of Forestry & Fire Protection* (2008) 43 Cal.4th 936, 955.

Of course, SCAQMD expects that courts will continue to hold lead agencies to their obligations to consult with, and not to ignore or misrepresent, the views of sister agencies having special expertise in the area of air quality. (*Berkeley Keep Jets Over the Bay v. Board of Port Commissioners* (2007) 91 Cal.App.4th 1344, 1364 n.11.) In some cases, information provided by such expert agencies may establish that the purported evidence relied on by the lead agency is not in fact "substantial". (*Id.* at pp. 1369-1371.)

In sum, courts retain ultimate responsibility to determine what CEQA requires. However, the law does not require exhaustive analysis, but only what is reasonably feasible. Agencies deserve deference for their factual determinations regarding what type of analysis is reasonably feasible. On the other hand, if a commenter requests more information, and the lead agency declines to provide it but does *not* determine that the

---

[15] The substantial evidence standard recognizes that the courts "have neither the resources nor the scientific expertise" to weigh conflicting evidence on technical issues. (*Laurel Heights I, supra,* 47 Cal.3d 376, 393.)

requested study or analysis would be infeasible, misleading or uninformative, the question becomes whether the omission of that analysis renders the EIR inadequate to satisfy CEQA's informational purposes. (*Id.* at pp. 1370-71.) Again, this is predominantly a question of law and should be judged by the de novo or independent judgment standard of review. Of course, this Court has recognized that a "project opponent or reviewing court can always imagine some additional study or analysis that might provide helpful information. It is not for them to design the EIR. That further study...might be helpful does not make it necessary." (*Laurel Heights I, supra,* 47 Cal.3d 376, 415 – see also CEQA Guidelines § 15204(a) [CEQA "does not require a lead agency to conduct every test. . . recommended or demanded by commenters."].) Courts, then, must adjudicate whether an omission of particular information renders an EIR inadequate to serve CEQA's informational purposes.[16]

---

[16] We recognize that there is case law stating that the substantial evidence standard applies to "challenges to the scope of an EIR's analysis of a topic" as well as the methodology used and the accuracy of the data relied on in the document "because these types of challenges involve factual questions." (*Bakersfield Citizens for Local Control v. City of Bakersfield, supra,* 124 Cal.App.4th 1184, 1198, and cases relied on therein.) However, we interpret this language to refer to situations where the question of the scope of the analysis really is factual—that is, where it involves whether further analysis is feasible, as discussed above. This interpretation is supported by the fact that the *Bakersfield* court expressly rejected an argument that a claimed "omission of information from the EIR should be treated as inquiries whether there is substantial evidence supporting the decision approving the project. " *Bakersfield, supra,* 124 Cal.App.4th at p. 1208. And the *Bakersfield* court ultimately decided that the lead agency must analyze the connection between the identified air pollution impacts and resulting health impacts, even though the EIR already included some discussion of air-pollution-related respiratory illnesses. *Bakersfield, supra,* 124 Cal.App.4th at p. 1220. Therefore, the court must not have interpreted this question as one of the "scope of the analysis" to be judged by the substantial evidence standard.

B. Friant Ranch's Rationale for Rejecting the Independent Judgment Standard of Review is Unsupported by Case Law.

In its brief, Friant Ranch makes a distinction between cases where a required CEQA topic is not discussed at all (to be reviewed by independent judgment as a failure to proceed in the manner required by law) and cases where a topic is discussed, but the commenter claims the information provided is insufficient (to be judged by the substantial evidence test). (Opening Brief, pp. 13-17.) The Court of Appeal recognized these two types of cases, but concluded that both raised questions of law. (*Sierra Club v. County of Fresno* (2014) 226 Cal.App.4th 704 (superseded by grant of review) 172 Cal.Rptr.3d 271, 290.) We believe the distinction drawn by Friant Ranch is unduly narrow, and inconsistent with cases which have concluded that CEQA documents are insufficient. In many instances, CEQA's requirements are stated broadly, and the courts must interpret the law to determine what level of analysis satisfies CEQA's mandate for providing meaningful information, even though the EIR discusses the issue to some extent.

For example, the CEQA Guidelines require discussion of the existing environmental baseline. In *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 954-955, the lead agency had discussed the environmental baseline by describing historic month-end water levels in the affected lakes. However, the court held that this was not an adequate baseline discussion because it failed to discuss the timing and amounts of past actual water releases, to allow comparison with the proposed project. The court evidently applied the independent judgment test to its decision, even though the agency discussed the issue to some extent.

Likewise, in *Vineyard Area Citizens* (2007) 40 Cal.4th 412, this Court addressed the question of whether an EIR's analysis of water supply impacts complied with CEQA. The parties agreed that the EIR was required to analyze the effects of providing water to the development project, "and that in order to do so the EIR had, in some manner, to identify the planned sources of that water." (*Vineyard Area Citizens, supra,* at p. 428.) However, the parties disagreed as to the level of detail required for this analysis and "what level of uncertainty regarding the availability of water supplies can be tolerated in an EIR . . . ." (*Id.*) In other words, the EIR had analyzed water supply impacts for the project, but the petitioner claimed that the analysis was insufficient.

This Court noted that neither CEQA's statutory language or the CEQA Guidelines specifically addressed the question of how precisely an EIR must discuss water supply impacts. (*Id.*) However, it explained that CEQA "states that '[w]hile foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.'" (*Id.*, [Guidelines § 15144].) The Court used this general principle, along with prior precedent, to elucidate four "principles for analytical adequacy" that are necessary in order to satisfy "CEQA's informational purposes." (*Vineyard Area Citizens, supra,* at p. 430.) The Court did not defer to the agency's determination that the EIR's analysis of water supply impacts was sufficient. Rather, this Court used its independent judgment to determine for itself the level of analysis required to satisfy CEQA's fundamental purposes. (*Vineyard Area Citizens, supra*, at p. 441: an EIR does not serve its purposes where it neglects to explain likely sources of water and "... leaves long term water supply considerations to later stages of the project.")

Similarly, the CEQA Guidelines require an analysis of noise impacts of the project. (Appendix G, "Environmental Checklist Form."[17]) In *Gray v. County of Madera* (2008) 167 Cal.App.4th 1099, 1123, the court held that the lead agency's noise impact analysis was inadequate even though it had addressed the issue and concluded that the increase would not be noticeable. If the court had been using the substantial evidence standard, it likely would have upheld this discussion.

Therefore, we do not agree that the issue can be resolved on the basis suggested by Friant Ranch, which would apply the substantial evidence standard to *every* challenge to an analysis that addresses a required CEQA topic. This interpretation would subvert the courts' proper role in interpreting CEQA and determining what the law requires.

Nor do we agree that the Court of Appeal in this case violated CEQA's prohibition on courts interpreting its provisions "in a manner which imposes procedural or substantive requirements beyond those explicitly stated in this division or in the state guidelines." (Pub. Resources Code § 21083.1.) CEQA requires an EIR to describe *all* significant impacts of the project on the environment. (Pub. Resources Code § 21100(b)(2); *Vineyard Area Citizens, supra,* at p. 428.) Human beings are part of the environment, so CEQA requires EIRs to discuss a project's significant impacts on human health. However, except in certain particular circumstances,[18] neither the CEQA statute nor Guidelines specify the precise level of analysis that agencies must undertake to satisfy the law's requirements. (see, e.g., CEQA Guidelines § 15126.2(a) [EIRs must describe "health and safety problems caused by {a project's} physical changes"].) Accordingly, courts must interpret CEQA as a whole to

---

[17] Association of Environmental Professionals, 2015 CEQA Statute and Guidelines (2015) p.287.

[18] E.g., Pub. Resources Code § 21151.8(C)(3)(B)(iii) (requiring specific type of health risk analysis for siting schools).

determine whether a particular EIR is sufficient as an informational document. A court determining whether an EIR's discussion of human health impacts is legally sufficient does not constitute imposing a new substantive requirement.[19] Under Friant Ranch's theory, the above-referenced cases holding a CEQA analysis inadequate would have violated the law. This is not a reasonable interpretation.

IV. COURTS MUST SCRUPULOUSLY ENFORCE THE REQUIREMENTS THAT LEAD AGENCIES CONSULT WITH AND OBTAIN COMMENTS FROM AIR DISTRICTS

Courts must "scrupulously enforce" CEQA's legislatively mandated requirements. (*Vineyard Area Citizens, supra*, 40 Cal.4th 412, 435.) Case law has firmly established that lead agencies must consult with the relevant air pollution control district before conducting an initial study, and must provide the districts with notice of the intention to adopt a negative declaration (or EIR). (*Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 958.) As *Schenck* held, neither publishing the notice nor providing it to the State Clearinghouse was a sufficient substitute for sending notice directly to the air district. (*Id.*) Rather, courts "must be satisfied that [administrative] agencies have fully complied with the procedural requirements of CEQA, since only in this way can the important public purposes of CEQA be protected from subversion." *Schenck,* 198 Cal.App.4th at p. 959 (citations omitted).[20]

---

[19] We submit that Public Resources Code Section 21083.1 was intended to prevent courts from, for example, holding that an agency must analyze economic impacts of a project where there are no resulting environmental impacts (see CEQA Guidelines § 15131) , or imposing new procedural requirements, such as imposing additional public notice requirements not set forth in CEQA or the Guidelines.

[20] Lead agencies must consult air districts, as public agencies with jurisdiction by law over resources affected by the project, *before* releasing an EIR. (Pub. Resources Code §§ 21104(a); 21153.) Moreover, air

Lead agencies should be aware, therefore, that failure to properly seek and consider input from the relevant air district constitutes legal error which may jeopardize their project approvals. For example, the court in *Fall River Wild Trout Foundation v. County of Shasta,* (1999) 70 Cal.App.4th 482, 492 held that the failure to give notice to a trustee agency (Department of Fish and Game) was prejudicial error requiring reversal. The court explained that the lack of notice prevented the Department from providing any response to the CEQA document. (*Id.* at p. 492.) It therefore prevented relevant information from being presented to the lead agency, which was prejudicial error because it precluded informed decision-making. (*Id.*)[21]

---

districts should be considered "state agencies" for purposes of the requirement to consult with "trustee agencies" as set forth in Public Resources Code § 20180.3(a). This Court has long ago held that the districts are not mere "local agencies" whose regulations are superseded by those of a state agency regarding matters of statewide concern, but rather have concurrent jurisdiction over such issues. (*Orange County Air Pollution Control District v. Public Util. Com.* (1971) 4 Cal.3d 945, 951, 954.) Since air pollution is a matter of statewide concern, *Id* at 952, air districts should be entitled to trustee agency status in order to ensure that this vital concern is adequately protected during the CEQA process.

[21] In *Schenck,* the court concluded that failure to give notice to the air district was not prejudicial, but this was partly because the trial court had already corrected the error before the case arrived at the Court of Appeal. The trial court issued a writ of mandate requiring the lead agency to give notice to the air district. The air district responded by concurring with the lead agency that air impacts were not significant. (*Schenck,* 198 Cal.App.4th 949, 960.) We disagree with the *Schenck* court that the failure to give notice to the air district would not have been prejudicial (even in the absence of the trial court writ) merely because the lead agency purported to follow the air district's published CEQA guidelines for significance. (*Id.*, 198 Cal.App.4th at p. 960.) In the first place, absent notice to the air district, it is uncertain whether the lead agency properly followed those guidelines. Moreover, it is not realistic to expect that an air district's published guidelines would necessarily fully address all possible air-quality related issues that can arise with a CEQA project, or that those

Similarly, lead agencies must obtain additional information requested by expert agencies, including those with jurisdiction by law, if that information is necessary to determine a project's impacts. (*Sierra Club v. State Bd. Of Forestry* (1994) 7 Cal.4th 1215, 1236-37.) Approving a project without obtaining that information constitutes a failure to proceed in the manner prescribed by CEQA. (*Id.* at p. 1236.)

Moreover, a lead agency can save significant time and money by consulting with the air district early in the process. For example, the lead agency can learn what the air district recommends as an appropriate analysis on the facts of its case, including what kinds of health impacts analysis may be available, and what models are appropriate for use. This saves the lead agency from the need to do its analysis all over again and possibly needing to recirculate the document after errors are corrected, if new significant impacts are identified. (CEQA Guidelines § 15088.5(a).) At the same time, the air district's expert input can help the lead agency properly determine whether another commenter's request for additional analysis or studies is reasonable or feasible. Finally, the air district can provide input on what mitigation measures would be feasible and effective.

Therefore, we suggest that this Court provide guidance to lead agencies reminding them of the importance of consulting with the relevant air districts regarding these issues. Otherwise, their feasibility decisions may be vulnerable to air district evidence that establishes that there is no substantial evidence to support the lead agency decision not to provide specific analysis. (*See Berkeley Keep Jets Over the Bay, supra,* 91 Cal.App.4th 1344, 1369-1371.)

---

guidelines would necessarily be continually modified to reflect new developments. Therefore we believe that, had the trial court not already ordered the lead agency to obtain the air district's views, the failure to give notice would have been prejudicial, as in *Fall River, supra,* 70 Cal.App.4th 482, 492.

CONCLUSION

The SCAQMD respectfully requests this Court *not* to establish a hard-and-fast rule concerning whether CEQA requires a lead agency to correlate identified air quality impacts of a project with resulting health outcomes. Moreover, the question of whether an EIR is "sufficient as an informational document" is a mixed question of fact and law containing two levels of inquiry. Whether a particular proposed analysis is feasible is predominantly a question of fact to be judged by the substantial evidence standard of review. Where the requested analysis is feasible, but the lead agency relies on legal or policy reasons not to provide it, the question of whether the EIR is nevertheless sufficient as an informational document is predominantly a question of law to be judged by the independent judgment standard of review.

Respectfully submitted,

DATED: April 3, 2015

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
KURT R. WIESE, GENERAL COUNSEL
BARBARA BAIRD, CHIEF DEPUTY COUNSEL

By: Barbara Baird
Barbara Baird
Attorneys for Amicus Curiae
SOUTH COAST AIR QUALITY MANAGEMENT DISTICT

CERTIFICATE OF WORD COUNT

Pursuant to Rule 8.520(c)(1) of the California Rules of Court, I hereby certify that this brief contains 8,476 words, including footnotes, but excluding the Application, Table of Contents, Table of Authorities, Certificate of Service, this Certificate of Word Count, and signature blocks. I have relied on the word count of the Microsoft Word Vista program used to prepare this Certificate.

DATED: April 3, 2015 Respectfully submitted,

Barbara Baird

Barbara Baird

PROOF OF SERVICE

I am employed in the County of Los Angeles, California. I am over the age of 18 years and not a party to the within action. My business address is 21865 Copley Drive, Diamond Bar, California 91765.

On April 3, 2015 I served true copies of the following document(s) described as **APPLICATION OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT FOR LEAVE TO FILE BRIEF OF *AMICUS CURIAE* IN SUPPORT OF NEITHER PARTY AND *[PROPOSED]* BRIEF OF *AMICUS CURIAE*** by placing a true copy of the foregoing document(s) in a sealed envelope addressed as set forth on the attached service list as follows:

BY MAIL: I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this District's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service, with postage thereon fully prepaid at Diamond Bar, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 3, 2015 at Diamond Bar, California.

Patricia Anderson

SERVICE LIST

James G. Moose, Tiffany K. Wright, Laura M. Harris REMY MOOSE MANLEY, LLP 555 Capitol Mall, Suite 800 Sacramento, CA 95814	Attorneys for Real Party in Interest and Respondent *Friant Ranch, L.P.*
Bryan N. Wagner WAGNER & WAGNER 7110 N. Fresno St, Suite 340 Fresno, CA 93720	Attorney for Real Party in Interest and Respondent *Friant Ranch, L.P.*
Sara Hedgpeth-Harris LAW OFFICE OF SARA HEDGPETH-HARRIS 5445 E. Lane Avenue Fresno, CA 93727	Attorney for Plaintiffs and Appellants *Sierra Club, et al*
Daniel C. Cederborg Bruce B. Johnson, Jr. Zachary Stephen Redmond OFFICE OF THE FRESNO COUNTY COUNSEL 2220 Tulare Street, Suite 500 Fresno, CA 93721	Attorneys for Respondents *County of Fresno*
Clerk of the Court California Court of Appeal Fifth Appellate District 2424 Ventura Street Fresno, CA 93721 *(via U.S. Mail & Electronic Transmission)*	
Clerk of the Court Superior Court of California County of Fresno 1130 O Street Fresno, CA 93721	